



**HISTORIC DISTRICT
REVIEW COMMISSION
Regular Meeting**

December 6, 2022

5:30 pm

City Council Chambers



HISTORIC DISTRICT REVIEW COMMISSION
Meeting Agenda
December 6, 2022
5:30 p.m.
City Council Chambers

Call to Order

Roll Call

Linda Armstrong, John Carr, Kathy Chelton, Vern Drottz, Aimee Gray, Matt Grundy, Dail Hobbs, Brett Rinker, Doug Wilson

I. Approval of Meeting Summary: November 1, 2022 HDRC Meeting Summary

II. Current Business

HDRC Case # 22-011PH Consideration of new windows and siding at 120 S. Terrace Ave, Prospect Heights Historic District, a 353 Tax Abatement project.

III. Other Business

IV. Update on driveway alterations at 462 E. Kansas

a. Update on driveway alterations at 462 E. Kansas

b. Administrative Approvals since the November 1, 2022 meeting:
i. 333 N. Water Sidewalk Replacement

c. Miscellaneous matters from the Commission:

d. Miscellaneous matters from Staff:

V. Adjournment

LIBERTY HISTORIC DISTRICT REVIEW COMMISSION

Meeting Summary

November 1, 2022

5:30 p.m.

City Council Chambers

Roll Call: Linda Armstrong, John Carr, Kathy Chelton, Vern Drottz, Aimee Gray, Matt Grundy, Dail Hobbs, Doug Wilson

Present: Linda Armstrong, John Carr, Kathy Chelton, Vern Drottz, Aimee Gray, Matt Grundy, Doug Wilson

Absent: Dail Hobbs, Brett Rinker

Guests Present: Kalen Cauthen, contractor for 400 E Kansas and Ken Personett, 462 E. Kansas

Staff Present: Jeanine Thill, Community Development Manager

Chairman Grundy called the meeting to order at 5:30 p.m.

Approval of Meeting Summary: October 18, 2022 HDRC Meeting Summary

Motion by Vice Chairman Carr to approve the October 18, 2022 meeting summary as presented. The motion was seconded by Commissioner Armstrong. The motion passed 5-0-0.

Current Business

HDRC Case # 22-017J Consideration of after-the-fact removal of one non-historic window and installation of two custom windows on the east elevation addition at 400 E. Kansas:

- Commissioner Wilson asked if it is a breezeway where the new windows were installed. The applicant said yes, that there were windows in the breezeway previously and he replaced them due to water infiltration.
- Vice Chairman Carr said there are three additions to the home, they have nothing to do with the original structure. The glass is the same size as what was there previously but the sashes were rotten. The window sill was a 1x6 that was slanted in and allowed water infiltration.
- Chairman Grundy commented that with the water infiltration causing rot he is fine with the new windows.

A motion was made by Commissioner Armstrong to approve the after-the-fact application because the replacement to mitigate damage to the building, the improved quality of materials, bringing the glazing up to the code and because it conforms to the guidelines. The motion was seconded by Commissioner Chelton. The motion passed 5-0-0.

Other Business

Mr. Personett gave an update on 462 E Kansas - HDRC Case #21-020J:

- They are putting up OSB. The original siding is so damaged that it is not salvageable. The new siding is planned LP Smooth with the same reveal and Smooth LP Trim. Plan B for siding is Hardie smooth plank. He asked SHPO if they have a cost-effective alternative.
- Commissioner Gray said as she understands, LP is a wood product. Mr. Personett agreed that is the case. He may have to leave the house wrapped over the winter if needed.
- Vice Chairman Carr asked about the casings and suggested that he look into MiraTec adding that it comes in 1x2 to 1x18. It's an exterior MDF. Sheets are made of Extira, it is not structural.
- Commissioner Wilson asked if it moved or buckled recently. Mr. Personett said that on the north side, it did drop 12 inches. They lifted the floor and ceiling joists and supported them down to the foundation. Everything on the inside is almost all-new lumber. Commissioner Wilson commented that the siding on the NE corner, if you look at it from the east, it looks like it is leaning.
- Chairman Grundy summarized that the applicant is basically clarifying that there will be more siding replacement than we previously thought, it isn't a change of previously approved siding.
- Mr. Personett added that he found two sets of sashes that he will use, cutting the window expense by almost five thousand dollars.

Administrative Approvals since the last meeting:

- HDRC Case #22-014D: 339 W Franklin St - roof

Miscellaneous matters from the Commission:

Vice Chairman Carr commented that on the survey for 400 E Kansas it makes a reference to a house at 230 N Leonard. He asked if there are surveys on the Lightburne District. He would be interested in seeing them if we have those surveys. It leads him to believe that it might be much older than the survey. The survey also says it is a poured concrete foundation but the original foundation is brick.

104 N Main – Staff shared the preliminary drawings of the proposed storefront alterations.

Commissioner Gray said she is still involved in the Comprehensive Plan meetings and the next one will be on the 16th from 5:30-7:30 p.m. at Second Baptist Church.

Miscellaneous matters from Staff:

The Annual Report was submitted to the state yesterday. Staff thanked the Commission for getting their training done.

The meeting adjourned at 6:05 pm.



Historic District Review Commission

HDRC Case No. 22-011PH

Staff: Jeanine Thill, Community Development Mgr.

HDRC Meeting Date: December 6, 2022

GENERAL INFORMATION

Application:	Certificate of Appropriateness for new windows and siding, a possible 353 Tax Abatement Project
Applicant:	William & Gina Oberkramer
Location:	120 South Terrace Avenue
District:	Prospect Heights Historic District
NRHP Status/ category:	Contributing
File Date:	November 25, 2022

SPECIFIC INFORMATION

SITE HISTORY

This large turn of the century Queen Anne residence is in a prominent location at the corner of Terrace Avenue and Liberty Drive, and was one of the first homes built in this neighborhood. The house has undergone many alterations, yet it retains some original detailing. Much of the Queen Anne detailing has been preserved, such as the decorative wood shingles in the dormers, and the decorative brackets at the roof line.

PROPOSAL DESCRIPTION

The applicant proposes to replace:

- Windows: The existing windows are not original to the home. The new proposed windows are Pella Reserve wood aluminum clad, to fit the original openings. See Exhibit D.
- Siding: The existing siding is not original to the home. The new siding proposed is Hardie Plank Lap smooth siding to match the existing reveal. The stucco on the home will remain and is not part of the scope of this work. See Exhibit D
- Trim: Like in kind replacement or repair as needed.
- Gutters: To be determined

ANALYSIS

Unified Development Ordinance ("UDO") - The Unified Development Ordinance outlines design principles that have been adopted for all historic districts and landmarks in the City of Liberty.

Design Guidelines ("DG") - Design Guidelines were established to give the HDRC general guidance in making subjective preservation choices in accordance with accepted best practices and the Secretary of the Interior standards for historic preservation.

DG: Sec. 30-72. District HP, design principles.

7. Doors and windows: Original doors and windows shall not be replaced unless there is substantial evidence that they are no longer serviceable or cannot be restored. Restoration of original entryways that may have been covered, altered, or removed over time is encouraged. Replacement doors and windows that imitate an earlier inappropriate style are discouraged. In general, existing openings shall not be covered or relocated. If additional entryways or service doors become necessary, they shall be located and designed in a sensitive manner. If it is necessary to expand original openings, it shall be accomplished in a manner that respects and complements the surrounding building elements, materials, and colors.

The windows are not original to the home and appear to be replacement windows from the 1980's. The proposed aluminum wood clad windows are appropriate and will fit in the original openings.

5. Exterior Walls UDO Design Principle: A structure's original walls, including masonry, siding, sheathing materials, and exposed foundations, shall be maintained and preserved. Walls, siding, and sheathing materials that may not be original but have acquired significance by virtue of age or craftsmanship shall also be maintained and preserved. These walls, siding and sheathing materials shall not be altered, covered or disguised by new building materials unless it is no longer feasible to maintain the significant materials. Masonry shall not be painted or stuccoed unless it is no longer feasible to maintain the significant materials. Restoration of original walls, siding, and sheathing materials is encouraged. Removal of false facades that cover or disguise original walls and materials is encouraged.

The proposed siding with horizontal orientation is appropriate. The reveal to match the existing is appropriate. Like in kind replacement or repairs of the window casings and sills as needed is appropriate.

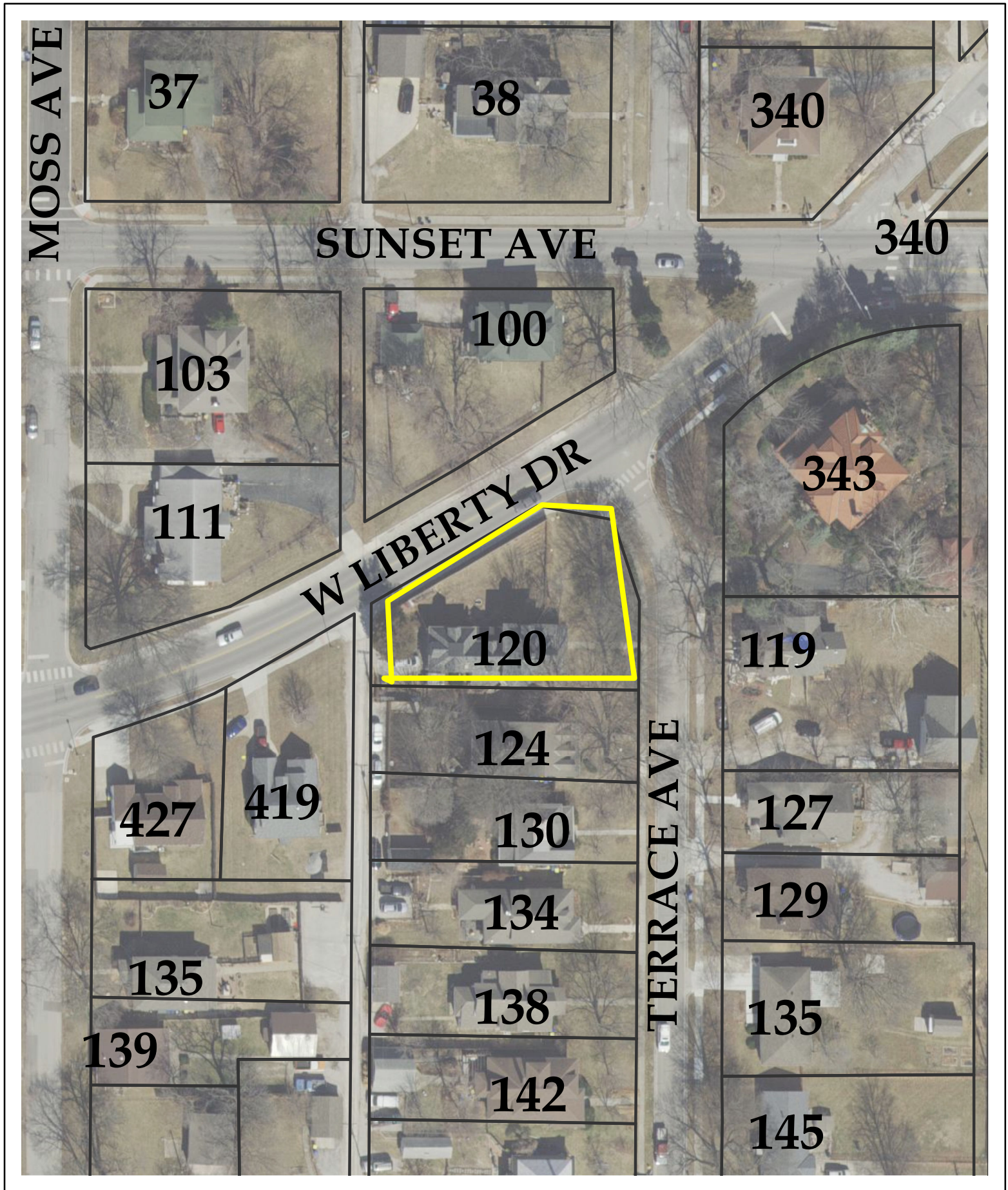
STAFF RECOMMENDATION

The application meets the standards for review and guidelines; therefore staff recommends approval of HDRC case #22-011PH.

ATTACHMENTS

1. Exhibit A: Vicinity Map
2. Exhibit B: Inventory Data Sheet
3. Exhibit C: Photos of Existing Conditions & Narrative by applicant with window sizes
4. Exhibit D: Manufacturers Information on Pella Windows and Hardie siding





HDRC Case #22-011PH
120 S. Terrace Ave.

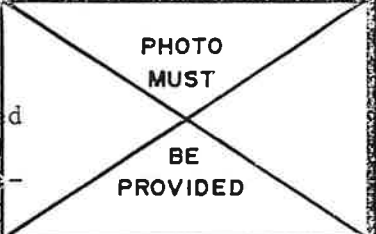


EXHIBIT A:
VICINITY MAP

MISSOURI OFFICE OF HISTORIC PRESERVATION
ARCHITECTURAL/HISTORIC INVENTORY SURVEY FORM

1. NO. M-8
2. COUNTY Clay
3. LOCATION of Liberty Community Development
4. PRESENT LOCAL NAME(S) OR DESIGNATION(S) 120 S. Terrace Av.
5. OTHER NAME(S)
6. SPECIFIC LEGAL LOCATION TOWNSHIP 31N RANGE 31W SECTION 7
7. CITY OR TOWN IF RURAL, VICINITY Liberty
8. DESCRIPTION OF LOCATION
9. COORDINATES UTM
10. SITE () STRUCTURE ()
11. ON NATIONAL YES () NO (X)
12. IS IT YES () NO (X)
13. PART OF ESTAB. YES () NO (X)
14. DISTRICT YES (X) NO ()
15. NAME OF ESTABLISHED DISTRICT
16. THEMATIC CATEGORY
17. DATE(S) OR PERIOD ca. 1890's (before 1908)
18. STYLE OR DESIGN Queen Anne
19. ARCHITECT OR ENGINEER
20. CONTRACTOR OR BUILDER
21. ORIGINAL USE, IF APPARENT residence
22. PRESENT USE residence
23. OWNERSHIP PUBLIC () PRIVATE (X)
24. OWNER'S NAME AND ADDRESS IF KNOWN John & Glenda Carr
25. OPEN TO PUBLIC? YES () NO (X)
26. LOCAL CONTACT PERSON OR ORGANIZATION Community Development Director
27. OTHER SURVEYS IN WHICH INCLUDED
28. NO. OF STORIES 2
29. BASEMENT? YES (X) NO ()
30. FOUNDATION MATERIAL stone
31. WALL CONSTRUCTION frame
32. ROOF TYPE AND MATERIAL Shingle composition
33. NO. OF BAYS FRONT 2 SIDE n/a
34. WALL TREATMENT clapboard; stucco
35. PLAN SHAPE rectangle
36. CHANGES (EXPLAIN IN NO. 42) ADDITION (X) ALTERED (X) MOVED ()
37. CONDITION INTERIOR EXTERIOR fair-good
38. PRESERVATION UNDERWAY? YES () NO (X)
39. ENDANGERED? BY WHAT? YES () NO (X)
40. VISIBLE FROM PUBLIC ROAD? YES (X) NO ()
41. DISTANCE FROM AND FRONTAGE ON ROAD 140'

42. FURTHER DESCRIPTION OF IMPORTANT FEATURES This Queen Anne house has undergone many alterations, yet it retains some original detailing. The full-length, front hipped-roof porch is from the Craftsman/Prairie period, with its massive, square stone columns and low-pitched roof with wide, overhanging eaves. The irregular roofline is typical Queen Anne - the hip roof has cross hips, gable dormers, and a pyramidal roof bay. That two-story bay is on the left, and reveals (cont.)



43. HISTORY AND SIGNIFICANCE One of the earlier, fine homes built in this section of Liberty, the house has been altered over the years. It retains its integrity of scale and of design (except for the front porch) and is located in a visually prominent corner lot. It has potential for rehabilitation, and adds character to the historic neighborhood.

44. DESCRIPTION OF ENVIRONMENT AND OUTBUILDINGS The large, irregular shaped corner lot has parking in the rear, reached from an alley off of W. Liberty Drive. There is a wood privacy fence along W. Liberty Drive.

45. SOURCES OF INFORMATION City water permits. Interview w/ John Harlin.

46. PREPARED BY Deon Wolfenbarger
47. ORGANIZATION Community Development
48. DATE 4/87
49. REVISION DATE(S)

1. NO.
2. COUNTY
4. PRESENT LOCAL NAME(S) OR DESIGNATION(S)
5. OTHER NAME(S)
6. TOWNSHIP
RANGE
SECTION

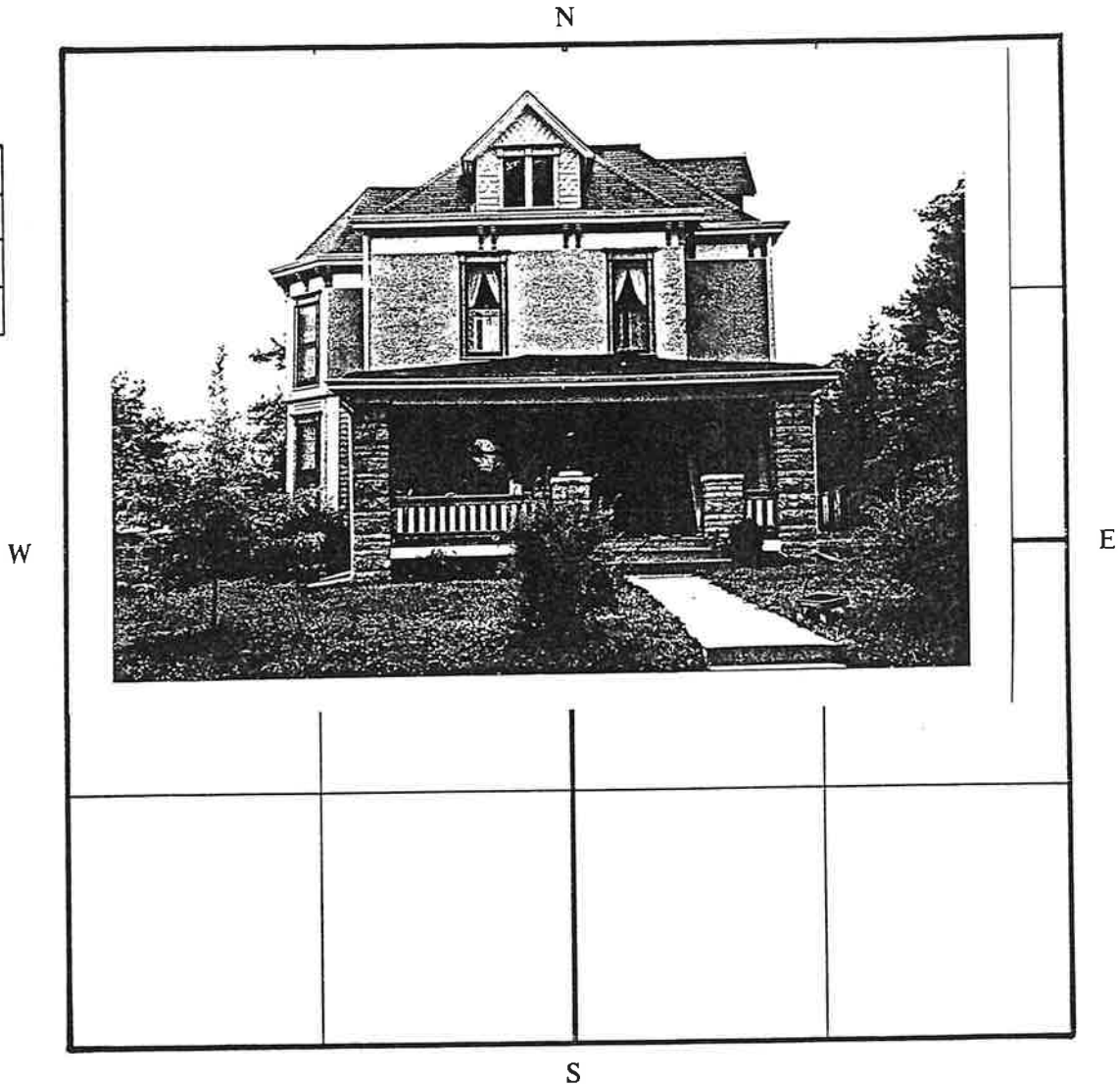
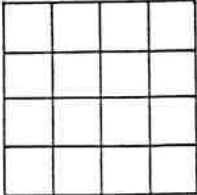
Sketch map of location

Site No. _____

Section 7 Township 51N Range 31W

Indicate the chief topographical features, such as streams and elevations. Also indicate houses and roads. Indicate the site location by enclosing the site area with dotted line. Note scale of map and portion of section included in sketch map. Include drawings, photographs, etc. on additional pages.

Indicate part of section included in sketch map.



Notes: 42. (cont.) there used to be shingle siding underneath the current stucco wall cladding on the second floor. The first floor has clapboard. It was typical of the Queen Anne period to use many devices to avoid a flat surface. The gable front and side dormer also retains its decorative wood shingles. There is decorative iron work on the top of the truncated hip roof, utilizing a fleur-de-lis symbol. The tall, narrow windows have decorative shelf surrounds. There is an interior fireplace.

THIS IS PROBABLY THE ONE MOST IMPORTANT PART OF THIS DATA FORM!

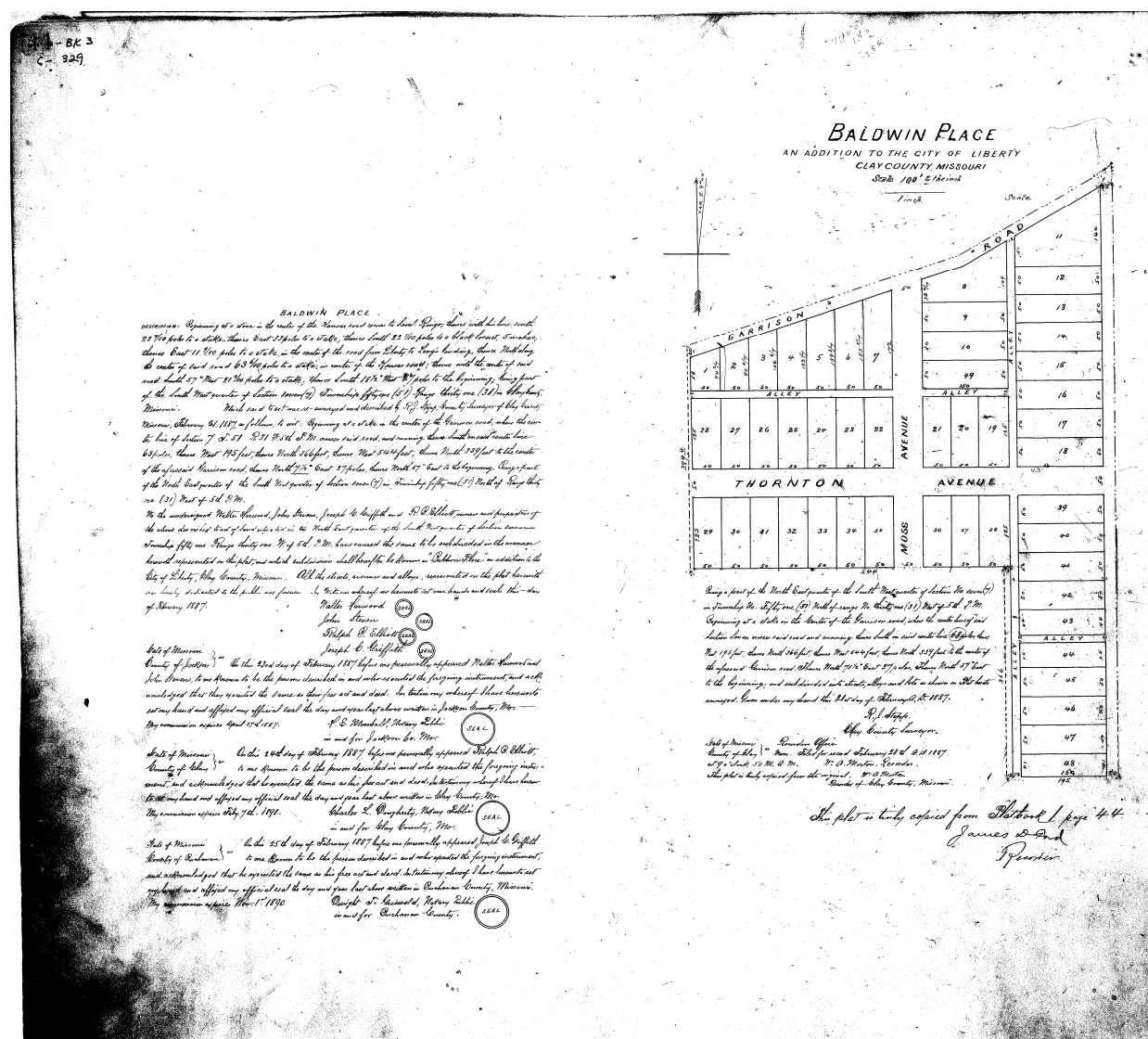
Please Attach a copy of a topographic map with the site marked on it.



Certificate of Appropriateness Application
For
Historic District Review Commission (HDRC)
Upgrade of
Windows and Siding
120 S Terrace Avenue

Exhibit C

The home located at 120 South Terrace Avenue is on Lot 11 Exc Row part of the Baldwin Place subdivision parcel number 15117000105700. Making the house over 100 years old.



Condition:

The original house was built sometime between 1887 and 1900. There is an addition added to the back of the house in the 1980s. The exterior of the home seems to have had extensive renovation. The second floor has had stucco added and the siding has been redone with pressboard. Most of the windows have been replaced with single pain pocket windows. The interior has had extensive work as well with most of the plaster replaced with drywall. The home is generally in good condition considering the time it was built.

The siding has significant damage over time from the last refurbishment and the original and replacement windows are mostly inoperable. Having been painted shut and/or show significant deterioration over time.

Purpose of the upgrade:

First and foremost, the focus is to maintain the original look of the home. Preserving the aesthetic nature as well as the unique farmhouse architectural features of the time. Also considered is to retain the overall likeness of the windows and not have a hodgepodge of different styles and looks.

The second focus is to stop the further deterioration of the outside of the house and provided better quality of life with functioning windows and siding.

And finally, to raise the standards of the insulation and usefulness of the home with siding and architecturally accurate windows by bring the home closer to Energy Conservation Codes used in modern houses.

It is the home owner's belief that these changes are necessary to make the house viable for a long future and to continue to support the historic nature of Liberty as envisioned by the HDRC.

Scope:

This request is focused on the older unusable windows in the main house and the non-stucco siding of the whole house. Since the windows in the 1980 addition are newer and are still in good repair, they have not been included in this request but will likely be addressed later. The windows in the attic are also not included in this request they are fixed and don't move and have less effect on the quality of life in the home.

This request is for the replacement of 19 windows in the main house (original construction). All of the windows exhibit similar failures in the sash, jambs and balances. It is the opinion of our general contractor from CMC Homes LLC as well as the window experts from Window Nation that none of the windows covered in this request could be successfully repaired and if repair is possible there is no way that they can be brought to the expected insulation standards for today's energy efficacy goals.

This request is for replacement of all of the pressboard siding on the house and insulation to be added to the exterior walls of the house. Where needed the trip will be replace keeping the existing look and style.

The siding, insulation and window upgrade will be done in the same project. This will allow for full frame replacement of the windows and complete insulation and weather sealing. Also planed at the same time is to replace all of the gutter and downspouts. The section of the house that is covered in stucco is not included in this program at this time. The stucco seems to be in acceptable repair and therefor not to be replaced.

Front Windows:

There are three windows on the front of the house. None of the windows have operable top lights. All show significant damage to the jambs, Balances and sashes.



The front window on the first floor has already been replaced. In my understanding because that windows that are not original and have already been replaced, would not fall under the Certificate of Appropriateness Application. It seems this window would fall into that category as it was changed out with a newish single pane glass that would be circa 1980 but that is only a guess. Even with aluminum tracts the window illustrates much of the same trouble as the older windows in the home.



The front windows on the second floor could be original. The top lights of both windows cannot be moved and have lost connectivity to the weights for counter balance. They show significant decay on both the top and bottom lights. The bottom lights can be moved but cannot provide a seal against the outdoor conditions. As with all of the windows there is no resonable repare possible for the jambs and balances.



There are 11 windows on the South side of the house. Eight of these windows in a bay configuration and are illustrated as two windows in this application. The other three windows are single stand-alone windows. There is a window in these pictures that is from the 1980s efforts that is not included in this application.



South East windows first floor

As with the front window these windows are likely replacement windows as illustrated by the newer pulls and aluminum sash guides. The jambs and sash show significant failure. Repair does not seem to be within reach. The top lights do not move and would be damaged if they are removed.



South Central first floor bay windows

These windows are possibly original windows but show even more levels of failure. The in on case the sash is completely missing parts, the glass is broken and even with the window locked plants pushed through the window into the room.





South Central second floor bay windows

Like the windows on the first floor these windows are likely original. They show the same level of disrepair. The tops cannot be opened and to break them free will cause unrepairable damage to the sash. The lower lights are no longer connected to the counterweights and repair will likely cause unrepairable damage to the surrounding woodwork.



North Facing side of the house:

There are five windows on the north side of the house. Two on the first floor and three on the second floor.



North facing first floor windows;

As with the front window on the first floor these are very likely replacement windows. They have the newer locks and handles as well as aluminum slides. They however illustrate a lack of repair to the point that they can no longer be repaired to provide a solid seal to against the elements. The sashes show significant deterioration as well as the jambs. The top lights cannot be moved.



North Facing second floor windows are in the same state of repair as the other windows. These windows are likely to be original but as with the other original windows they are not connected to the counter weights, the top lights cannot be moved and the locks cannot provide a seal against the elements. Pictures of these windows are not included with this request as they are simply redundant at this point in the request.

The replacement window systems:

The replacement system of choice is the from Pella Reserve™ Traditional Double Hung windows. These windows have been selected as they are design to meld into the same architecture style as the original windows while providing the highest possible insulation and sound reductions as possible in a replacement window. Two major factors are noted here from the Pella web information:

- Winner of 2019 Most Innovative Window from Window and Door Magazine with optional Integrated Rolscreen® retractable screen that appears when you open the window and rolls away when you close it.
- Pella Reserve products have been reviewed and approved on a case-by-case basis by the National Park Service for use on projects with historic tax credits

The windows will match the existing size and style. They will be installed in the process of upgrading the siding and insulation. It will not change the look or distinguishing features of the existing trim work. These windows are all wood windows with aluminum cladding exterior to preserve the historic look. They are going to be custom colored matched to the new paint from the siding project.

The window cut sheets are attached to this application.

The Window sizes list is attached to this application.

The siding systems;

The siding is to be replaced with James Hardie Board and Batten Siding. This is the gold standard for historic lap siding replacement. The size will closely match the existing siding.

The following photos depict the areas where the siding shall be replaced in yellow outline;

Front



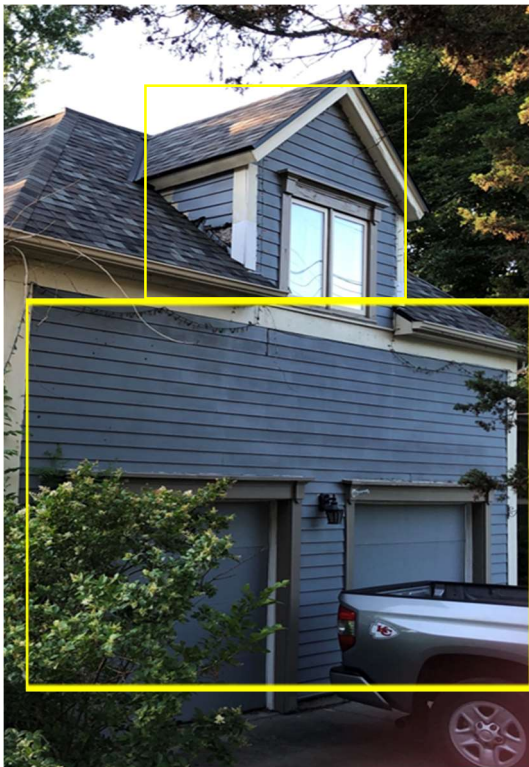
North Side Main House



North Side Garage addition



West End Garage addition (Back)



South Side of main house;



South side of Garage addition and porch addition;



Conclusion:

The decision to upgrade the windows has not been taken lightly. There is significant cost related to this upgrade but after careful consideration of the expected life of the house, the desire to keep the architecture and aesthetic balance of the house replacement windows is the best approach.

The siding is not going to last the expected life of the home as well as must be replaced to upgrade the insulation of the house.

Bill Oberkramer
120 South Terrace Ave
Liberty Mo.

Piano room

1. $33 \frac{3}{4} \times 85 \frac{1}{4}$
2. $21 \frac{1}{2} \times 85 \frac{1}{4}$
3. $21 \frac{1}{2} \times 85 \frac{1}{4}$

Dining Room

4. $29 \frac{3}{4} \times 85 \frac{1}{4}$
5. $21 \frac{3}{4} \times 85 \frac{1}{4}$
6. $21 \frac{3}{4} \times 85 \frac{1}{4}$
7. $29 \frac{3}{4} \times 85 \frac{1}{4}$

Bedroom

8. $27 \frac{1}{2} \times 85 \frac{1}{4}$
9. $27 \frac{1}{2} \times 85 \frac{1}{4}$

Bathroom

10. $24 \frac{1}{2} \times 57 \frac{1}{4}$

Master Bedroom

11. $21 \frac{3}{4} \times 73 \frac{1}{4}$
12. $21 \frac{3}{4} \times 73 \frac{1}{4}$
13. $29 \frac{3}{4} \times 73 \frac{1}{4}$
14. $29 \frac{3}{4} \times 73 \frac{1}{4}$

Small Bedroom

15. $27 \frac{3}{4} \times 73 \frac{1}{4}$

16. $27 \frac{3}{4} \times 73 \frac{1}{4}$

Closet

17. $27 \frac{1}{2} \times 73 \frac{1}{4}$

3rd bedroom

18. $27 \frac{1}{2} \times 73 \frac{1}{4}$

19. $27 \frac{1}{2} \times 73 \frac{1}{4}$

Landing

20. $27 \frac{1}{2} \times 73 \frac{1}{4}$

PELLA® RESERVE™ TRADITIONAL



**WOOD &
ALUMINUM-
CLAD WOOD
WINDOWS
& PATIO
DOORS**

EXQUISITELY
DESIGNED
WINDOWS AND
DOORS WITH
UNPARALLELED
HISTORICAL
DETAILING.

Exhibit D



NOW YOU SEE IT, NOW YOU DON'T.
Self-storing Integrated Rolscreen® retractable
screens let in light, fresh air and nothing else.
Close the window and they roll out of sight.

WHY YOU CAN TRUST PELLA

At Pella, we don't just create windows and doors. We innovate with purpose, design with passion, build with integrity and deliver with pride.

RATED #1 BY HOMEOWNERS FOR INNOVATION¹

We are continually striving to improve what we do and how we do it. That drive has earned us 150 patents and counting for amazing innovations. In 1925 we opened our doors with the patented Rolscreen® retractable screen, a time-tested innovation that is still one of our most desired features today.

RATED #1 BY HOMEOWNERS FOR HIGHEST QUALITY¹

We make products specifically for you with meticulous care and attention. Our wood craftsmen have been honing their skills, on average, for over 14 years – that's longer than it takes for most to earn their PhD. And it doesn't stop there. Our product designs are tested beyond industry standards, so you can trust them to perform. Door designs are tested to 100,000 open and close cycles, and double-hung and casement window designs are tested at least 6,000 times.

THE BEST LIMITED LIFETIME WARRANTY FOR WOOD WINDOWS AND PATIO DOORS²

You can feel confident in your investment. We pride ourselves on providing exceptional quality, exceeding expectations and going beyond requirements. That's why we stand behind all of our wood windows and patio doors with a limited lifetime warranty.³

¹ Study of homeowner perceptions of leading national brands. Study commissioned by Pella, 2021.

² Based on comparing written limited warranties of leading national wood window and wood patio door brands. See written limited warranties for complete details, including exceptions and limitations, at pella.com/warranty, or contact Pella Customer Service.

³ See written limited warranties for complete details, including exceptions and limitations, at pella.com/warranty, or contact Pella Customer Service.



**OUR DEDICATED TEAM
IS PART OF YOUR
PROJECT'S POTENTIAL.
WE PROVIDE SOLUTIONS
TO HELP COMPLETE
YOUR PROJECT."**

– ALAN PICKETT,
PELLA ARCHITECTURAL
SOLUTIONS

WHY CHOOSE WOOD?

Get the beauty and warmth of natural wood, our most customizable designs and exceptional energy efficiency. All Pella wood products are made with high-quality wood, metal and manufacturing processes, regardless of product line.

EXCLUSIVE WOOD PROTECTION

Pella's exclusive EnduraGuard® wood protection is applied after the pieces have been cut and milled, but prior to final assembly, providing advanced protection against the elements.

DESIGNED FOR LONG-LASTING DURABILITY

Intentional jamb-on-sill design helps seal the end grain of the wood and elevates it off the rough opening, reducing the potential to absorb moisture. For added strength and durability, our three-way corner joints are made up of mortise-and-tenon, metal fasteners and commercial adhesive.

QUALITY EXTERIOR AND INTERIOR FINISHES

Extruded aluminum-clad exteriors feature through-stile construction for exceptional durability and EnduraClad® finishes that resist fading and chalking. Interiors can be factory pre-finished to save time. Our prefinish is applied prior to final assembly and kiln-cured for a quality aesthetic.



THE BEST LIMITED LIFETIME WARRANTY FOR WOOD WINDOWS AND PATIO DOORS*

You can be confident in your investment. At Pella, we are committed to designing and building wood products with exceptional quality and durability. This is supported by:

ENDURAGUARD® WOOD PROTECTION
Advanced protection for wood against the effects of moisture, decay, stains from mold and mildew – as well as termite damage.

EXTERIOR ALUMINUM CLADDING
Exceptionally durable aluminum cladding with EnduraClad® exterior finish helps protect windows and patio doors for years.

INSULATING GLASS SEAL
A long-lasting insulating glass seal provides a clear view and exceptional energy efficiency.

* Based on comparing written limited warranties of leading national wood window and wood patio door brands. See written limited warranty for details, including exceptions and limitations, at pella.com/warranty or contact Pella Customer Service.



Winner of the 2019 Most Innovative Window from Window and Door Magazine



EVERY DETAIL MATTERS

Created for those who refuse to settle for anything less than extraordinary, Pella Reserve - Traditional products provide unparalleled historical detailing. From authentic hardware and a disappearing screen to sash lugs that allow tilting, we've thought of every detail.



WHY CHOOSE PELLA® RESERVE™ – TRADITIONAL?

Revel in the authenticity and bring your design vision to life. Exuding the tenets of traditional designs, Pella Reserve - Traditional products provide historical elements with uncompromised attention to detail.

HISTORIC PUTTY PROFILE

Further your aesthetic with the putty profile, recreated with historically accurate angles – providing meaningful depth and a realistic shadow. Pella Reserve products offer the industry's deepest sash dimensions for a richer and more dramatic aesthetic for your project.

THROUGH-STILE CONSTRUCTION

Essential to the tradition of window making, butt joinery and through-stile construction create authentic proportions and emulate historic window design.

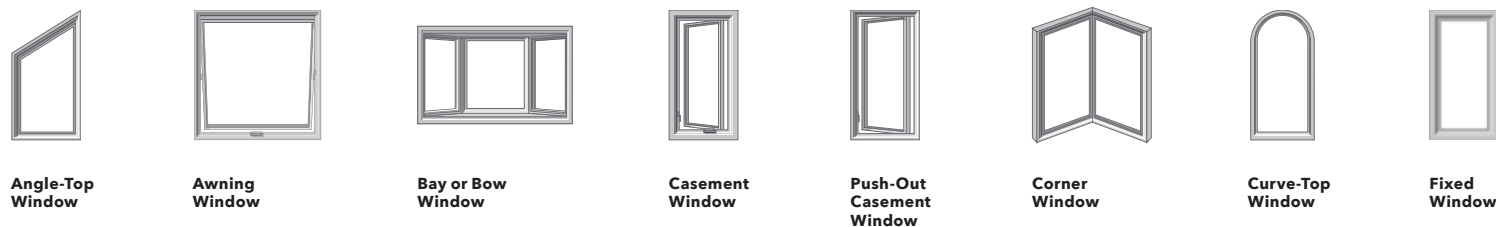
INTEGRAL LIGHT TECHNOLOGY®

Pella's Integral Light Technology helps capture the look of true-divided-light without sacrificing energy efficiency.

AUTHENTIC HARDWARE

Complement your project with historically authentic spoon-lock window hardware. Our Antiek casement window hardware is inspired by period furniture to deliver authentic, traditional style. Add charm to patio doors with premium hardware created in collaboration with Baldwin®.

AVAILABLE IN THESE WINDOW AND PATIO DOOR STYLES:



Special shapes also available.



ACHIEVE YOUR VISION
WITHOUT CONCESSIONS

TAILOR-MADE SOLUTIONS

Partner with Pella. From preliminary drawings to installation, Pella's expert team of architects, engineers, drafters and consultants can work to deliver custom window and door solutions for your project.

AUTHENTIC LOOK OF
TRUE DIVIDED LIGHT

Our Integral Light Technology® grilles help capture the look of true-divided-light without sacrificing energy performance, giving you a more authentic look.

INTEGRATED ROLSCREEN®

Winner of the 2019 Most Innovative Window from *Window and Door Magazine*, the Integrated Rolscreen retractable screen provides a cleaner, more polished look. The Integrated Rolscreen is a double- and single-hung screen that appears when you open the window, and rolls away, out of sight, when you close it.



PUTTY GLAZE PROFILE

Our putty profile with historically accurate angles provides a realistic shadow. Pella® Reserve™ products offer the industry's deepest sash dimension for a richer, deeper and more dramatic aesthetic for your project.

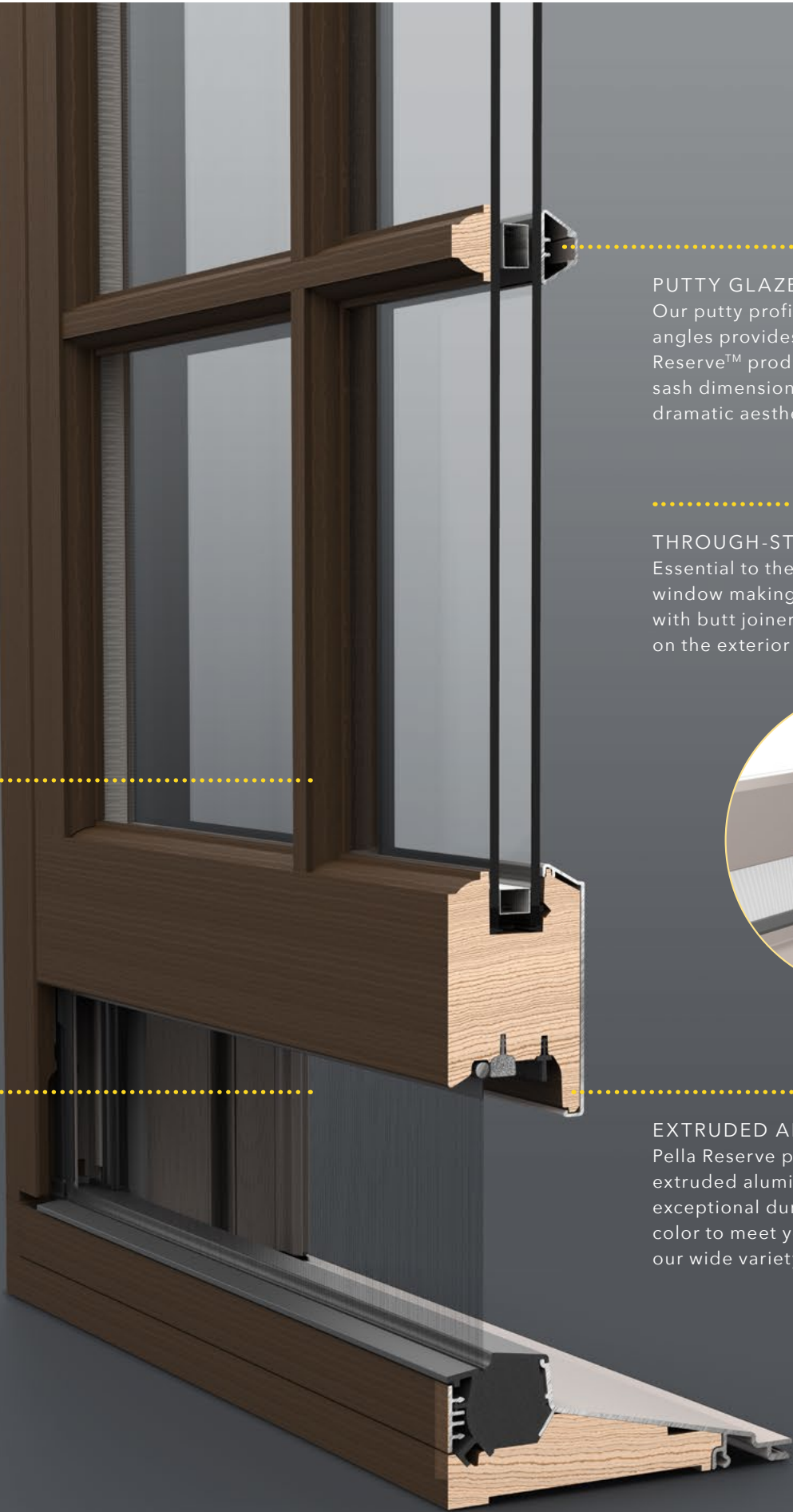
THROUGH-STILE CONSTRUCTION

Essential to the authenticity of traditional window making, historical accuracy is achieved with butt joinery and through-stile construction on the exterior cladding.



EXTRUDED ALUMINUM EXTERIORS

Pella Reserve products are available with extruded aluminum-clad exteriors for exceptional durability. Create a custom exterior color to meet your design needs or choose from our wide variety of color options.





**WE KNOW DETAILS MAKE
ALL THE DIFFERENCE.
THAT'S WHY PELLA
FOCUSES ON THE
HISTORICAL DETAILS
TO DELIVER THE LEVEL
OF AUTHENTICITY YOU
DESIRE."**

— ALAN PICKETT,
PELLA ARCHITECTURAL SOLUTIONS

THE BEST OF BOTH WORLDS


The Integrated Roloscreen® is there when you need it and hidden when you don't. Stored safely inside the window when it's closed the retractable screen gives a cleaner, more polished look and eliminates maintenance of seasonal screen removal and storage.

COLORS & FINISHES


Wood Types

Choose the wood species that best complements your project's interior.

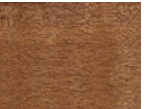
Custom solutions:




Pine




Douglas Fir




Mahogany




White Oak



Red Oak



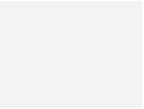
Cherry



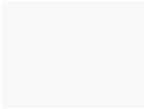
Maple

Prefinished Pine Interior Colors

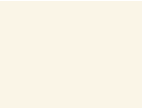
When you select pine, we can prefinish in your choice of a variety of paints and stains. Unfinished or primed and ready-to-paint are also available.




White




Bright White




Linen White




Natural Stain



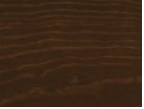
Golden Oak Stain




Early American Stain




Provincial Stain



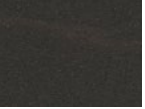
Dark Mahogany Stain




Red Mahogany Stain



Espresso Stain




Charcoal Stain




Black Stain

Extruded Aluminum-Clad Exterior Colors

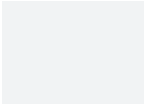
Our low-maintenance EnduraClad® exterior finish resists chalking and fading. Take durability further with EnduraClad Plus protective finish, which meets the industry's highest exterior coating standard to defend against chalking and fading.*




Custom colors are also available.




Black




White




Brown




Fossil




Iron Ore



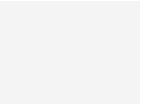
Portobello




Putty




Almond




Classic White




Brick Red




Hartford Green




Pearl Gray




Soft Linen




Satin Steel




Matte Gray




Wolf Gray




Spice Red



Sage



Frost Blue




Blue Ash


WINDOW HARDWARE

Classic Collection

Get a timeless look with authentic styles in classic finishes.




Fold-Away Crank
Antiek

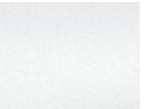


Spoon-Style Lock


Finishes:




Champagne




White




Brown




Matte Black



Oil-Rubbed Bronze




Satin Nickel




Satin Brass

Essential Collection

Select from popular designs and finishes to suit every style.




Fold-Away Crank

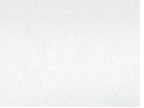


Cam-Action Lock


Finishes:



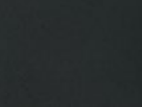
Champagne




White



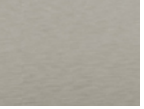
Brown




Matte Black



Oil-Rubbed Bronze



Satin Nickel




Satin Brass


PATIO DOOR HARDWARE

Classic Collection


Choose timeless pieces, created in collaboration with Baldwin® Hardware, for a look that will never go out of style.



Hinged & Bifold Patio Door Handle
Virago

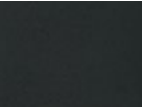


Sliding & Multi-Slide Patio Door Handle
Ambrose




Multi-Slide Patio Door Handle^{1, 2}


Finishes:




Matte Black



Oil-Rubbed Bronze




Satin Nickel




Satin Brass

Essential Collection


Elevate your style and transform your home with elegant selections.



Hinged & Bifold Patio Door Handle




Sliding Patio Door Handle




Multi-Slide Patio Door Handle^{1, 2}


Finishes:




Champagne




White



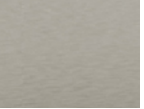
Brown




Matte Black



Oil-Rubbed Bronze



Satin Nickel



Satin Brass

Additional hardware collections available. See your local Pella sales rep for more options.

¹ Flush multi-slide handle is a Pella exclusive design.
² Flush multi-slide handle is not available in Champagne.

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Exhibit D 13

GRILLES

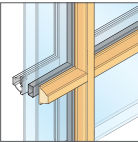
Choose the look of true divided light, or make cleaning easier by selecting grilles-between-the-glass.



Putty Glaze Integral Light Technology® with Ogee Interior¹ 5/8", 7/8" 1-1/4" or 2"

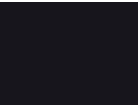


Aluminum Grilles- Between-the-Glass² 3/4"



Ogee Integral Light Technology*¹ 7/8", 1-1/4" or 2"

Grilles-Between-the-Glass Interior Colors:²



Black



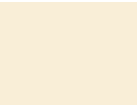
White



Brown



Fossil



Ivory



Harvest



Cordovan

GLASS

InsulShield® Low-E Glass³



Advanced Low-E insulating dual- or triple-pane glass with argon or krypton⁴



AdvancedComfort Low-E insulating dual-pane glass with argon



NaturalSun Low-E insulating dual- or triple-pane glass with argon or krypton⁴

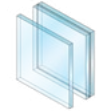


SunDefense™ Low-E insulating dual- or triple-pane glass with argon or krypton⁴

Additional Glass Options



Laminated (non-impact-resistant)⁵,⁶, tinted⁷,⁸ or obscure⁹,⁵ glass also available on select products



STC (Sound Transmission Class)-improved dual-pane sound control glass⁴,⁷



Impact-Resistant glass⁴,⁵

ADDED PEACE OF MIND

Integrated Security Sensors

Choose optional, built-in security sensors powered by Insynctive® technology so you can monitor windows and doors while at home or away with the Pella Insynctive App.⁸ Learn more at connectpella.com.

¹ Color-matched to your product's interior and exterior color.
² Appearance of exterior grille color may vary depending on the Low-E insulating glass selection.
³ Optional high-altitude InsulShield Low-E glass is available with or without argon on select products.
⁴ Available on select products only. See your local Pella sales representative for availability.
⁵ Available with Low-E insulating glass with argon on select products.
⁶ For best performance, the laminated glass may be in the interior or exterior pane of the insulating glass, depending on the product.
⁷ Sound control glass consists of dissimilar glass thickness (5mm/3mm).
⁸ Requires the Pella Insynctive App on a smart device, an Insynctive Bridge and a wireless home internet router with internet connection.



REVEL IN THE AUTHENTICITY
Pella's Integral Light Technology®
grilles help capture the look
of true-divided-light without
sacrificing energy performance.

Exhibit D



THE BEST LIMITED LIFETIME WARRANTY FOR WOOD WINDOWS AND PATIO DOORS*

Pella wood products are backed by the best limited lifetime warranty for wood windows and patio doors.*

A ten-year limited warranty for Baldwin hardware is included. See written limited warranty for details,
including exceptions and limitations, at pella.com/warranty.

NOTE: Product specifications may change without notice.

Actual colors may vary from those shown and products may vary slightly from illustrations and photos.

WANT TO LEARN MORE? CALL US AT 833-44-PELLA OR VISIT PELLA.COM

* Based on comparing written limited warranties of leading national wood window and wood patio door brands. See Pella written Limited Warranty for details, including exceptions and limitations, at pella.com/warranty, or contact Pella Customer Service at 877-473-5527.



Connect with Pella:



**It's Possible[™]
to fall in love
with your
home again.**

Kansas & Missouri Product Catalog



Hardie® Plank Smooth Iron Gray



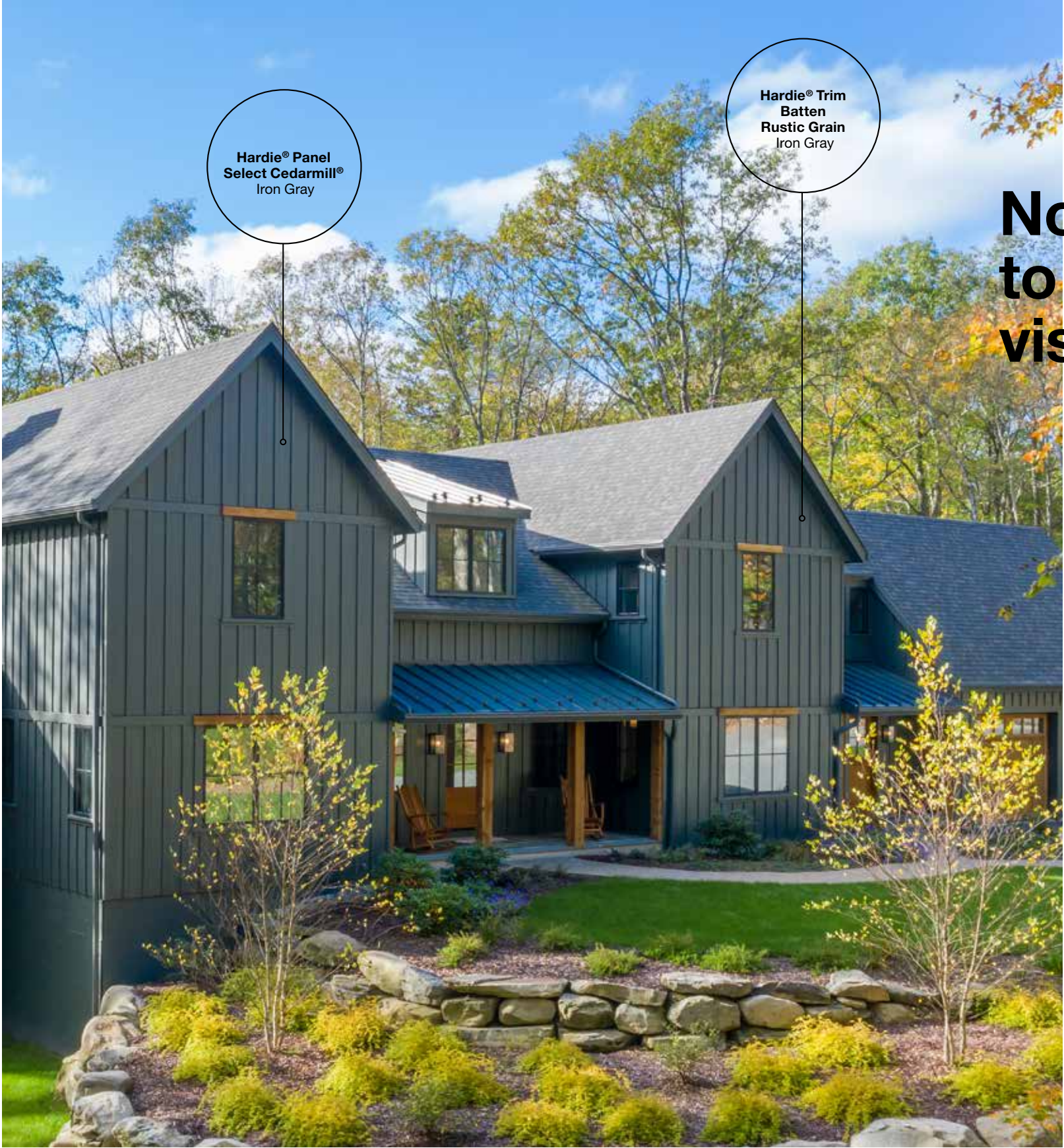
HARDIE® PLANK LAP SIDING

BEADED SMOOTH

This is a smooth, modern board with an edge. It makes new construction feel cozier and brings contemporary flair. Available in Dream Collection products or primed for paint.



4	Endless Design Possibilities
6	Inspiration
8	Statement Collection™ Products
10	Dream Collection™ Products
12	Hardie® Plank
14	Hardie® Shingle
16	Hardie® Panel
18	Hardie® Trim
20	Hardie® Soffit
22	Complete Exterior by James Hardie™
24	Trusted Protection
26	Tougher than the Elements
28	Hardie™ Zone System
30	Unique Formulation
31	Sustainability
34	Long-Lasting Beauty
36	Finishing Technology
38	The James Hardie Difference
40	Warranty
42	Hardie™ Weather Barrier



Now is the time to bring your vision to life.

With endless design possibilities that embody your aesthetic, no matter how unique, Hardie® fiber cement exterior solutions give your home a beautiful design without having to sacrifice durability and protection. Trusted by homeowners on over 10 million homes* from coast to coast, and rated the #1 brand of siding in North America, it's clear that the vast product offerings from James Hardie can make the home you've always wanted possible. **Revel in the beauty of your home's gorgeous exterior with the unprecedented peace of mind that only Hardie® products can provide.** With James Hardie, your dream home is possible.

**ENDLESS
DESIGN
POSSIBILITIES**

With a wide variety of colors, products and textures, you can create the personalized home exterior design that reflects your unique style – and that you'll love for years to come.

**TRUSTED
PROTECTION**

From non-combustible fire resistance to resisting pests, moisture and extreme weather, Hardie® fiber cement helps protect your home and everything you cherish.

**LONG-LASTING
BEAUTY**

Enjoy the peace of mind that comes with a low-maintenance exterior, backed by a 30-year non-prorated substrate warranty.**



**Endless
design
possibilities.**

**Endless ways
to express
yourself.**



ENDLESS DESIGN POSSIBILITIES

Products and colors that complement any style.

With a wide portfolio of products and over 700 pre-finished colors, creating your perfect design style is possible with Hardie® products.

Modern

Whether you crave clean lines and sleek profiles or bold hues, you'll find the perfect colors and styles to add a modern flair to your home that will be sure to make a lasting statement in your neighborhood.

Transitional

Transitional styles beautifully combine contemporary and traditional elements to create a design style that stands out. Mix your favorite profiles and colors to create a fresh look you'll love for years.

Traditional

Traditional homes offer timeless beauty that never goes out of style. Achieve the perfect balance between your home's character and your personal style with a variety of colors and products that add undeniable charm.



Statement Collection™ Products

It's your turn to let your home stand out with our Statement Collection™ products. Curated by our design experts, this collection of Hardie® siding and trim products with ColorPlus® Technology finishes are unique to your home's region. This gorgeous selection is locally stocked in your area, making it easier than ever to find the exterior style of your dreams.

COLORPLUS® TECHNOLOGY

ColorPlus® Technology finishes combine distinct beauty and high performance in a way that no other finish does. They're the easiest way to choose a gorgeous pre-finished color for your house, and feel confident in its staying power.



Scan code to request a sample.

Hardie® Plank, Hardie® Panel, Hardie® Shingle and Hardie® Trim Batten Color Offering

Arctic White

Cobble Stone

Navajo Beige

Khaki Brown

Monterey Taupe

Timber Bark

Rich Espresso

Mountain Sage

Gray Slate

Boothbay Blue

Light Mist

Pearl Gray

Aged Pewter

Night Gray

Evening Blue

Deep Ocean

Iron Gray

Countrylane Red

Hardie® Trim Color Offering

Arctic White

Cobble Stone

Timber Bark

Iron Gray

Midnight Black

Hardie® Soffit Color Offering

Arctic White

Hardie® Plank

Thickness 5/16 in
Length 12 ft planks

Select Cedarmill®

Width 8.25 in

Exposure 7 in



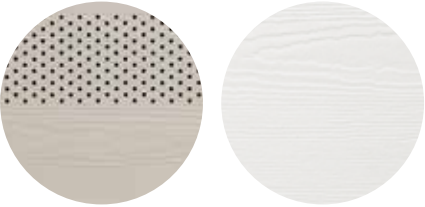
Hardie® Soffit

Thickness 1/4 in

Vented and Non-Vented Select Cedarmill®

Width 12 in

Length 12 ft



Hardie® Trim

Length 12 ft

4/4 Roughsawn

Thickness .75 in

Width 3.5 in* 5.5 in* 7.25 in 9.25 in* 11.25 in*

5/4 Roughsawn

Thickness 1 in

Width 3.5 in 5.5 in 7.25 in 9.25 in* 11.25 in*

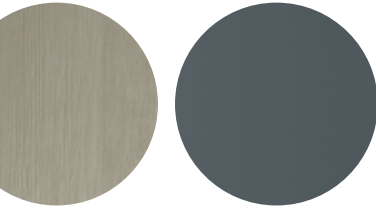
*This size is only available in Arctic White

Hardie® Panel

Thickness 5/16 in

Select Cedarmill® & Smooth

Size 4 ft x 10 ft



Hardie® Shingle

Thickness 1/4 in

Length 48 in

Straight Edge Panel

Height 15.25 in

Exposure 7 in



Staggered Edge Panel

Height 15.25 in

Exposure 6 in



Hardie® Trim

Length 12 ft

4/4 Smooth

Thickness .75 in

Width 3.5 in* 5.5 in* 7.25 in 9.25 in* 11.25 in*

5/4 Smooth

Thickness 1 in

Width 3.5 in 5.5 in 7.25 in 9.25 in* 11.25 in

*This size is only available in Arctic White



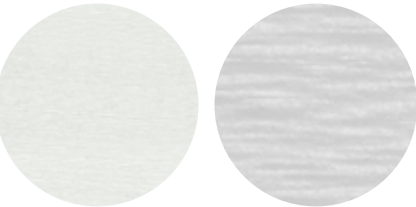
Batten Boards

Smooth & Rustic Grain

Thickness .75 in

Length 12 ft

Width 2.5 in

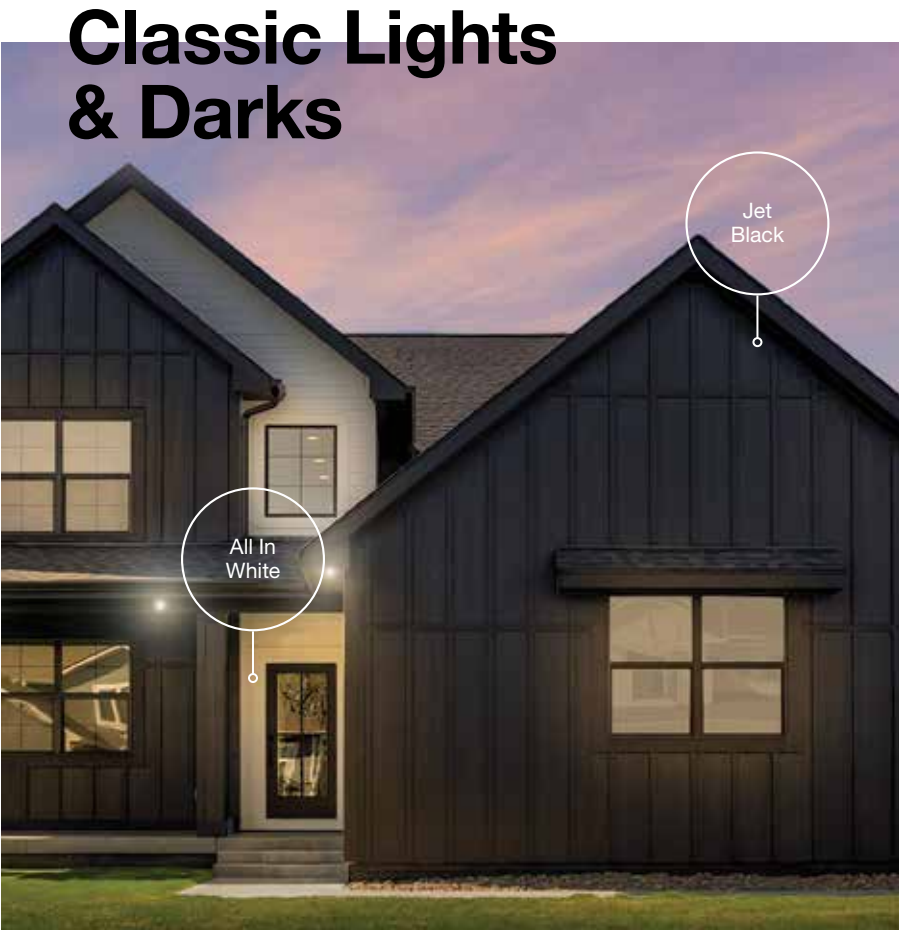


Dream Collection™ Products

Looking to further express your sense of style? Look to our Dream Collection™ products.

- Featuring a color palette of **over 700 ColorPlus® Technology finishes**
- Made to order in a wide array of Hardie® siding and trim styles
- Matches elevated design flexibility with the uncompromising performance of our fiber cement products

To see the full 700-color range of the Dream Collection™ products, visit jameshardie.com/dream



Scan code to view colors and request a product sample.



A classic look that stands the test of time.

Hardie® Plank

From Victorians to Colonials, Hardie® Plank is the perfect siding for your style, and has the durability and long-lasting beauty that can transform your home exterior. With endless gorgeous color and plank pairings available, you'll discover a Hardie® Plank style that transforms your home's aesthetic.



Hardie® Plank



Select Cedarmill®



Smooth



Beaded Select Cedarmill®

Select Cedarmill® & Smooth		Thickness 5/16 in		Length 12 ft planks		
Width	5.25 in	6.25 in	7.25 in	8.25 in	9.25 in*	12 in*
Exposure	4 in	5 in	6 in	7 in	8 in	10.75 in
Prime Pcs/Pallet	360	308	252	230	190	152
ColorPlus® Pcs/Pallet	324	280	252	210	—	—
Pcs/Sq.	25.0	20.0	16.7	14.3	12.5	9.3

Select Cedarmill®						
Width	5.25 in	6.25 in	7.25 in	8.25 in	9.25 in*	12 in*
Statement Collection™				•		
Dream Collection™	•	•	•	•		
Prime	•	•	•	•	•	•

Smooth						
Width	5.25 in	6.25 in	7.25 in	8.25 in	9.25 in*	12 in*
Statement Collection™						
Dream Collection™	•	•	•	•		
Prime	•	•	•	•	•	•

Beaded Select Cedarmill®	
Width	8.25 in
Exposure	7 in
ColorPlus® Pcs/Pallet	210
Pcs/Sq.	14.3
Statement Collection™	
Dream Collection™	•
Prime	

*9.25 in and 12 in widths do not feature the drip edge

Classic cedar style in cutting-edge material.

Hardie® Shingle

Restore the look of your grand Cape Cod home or add distinction to your handsome bungalow. Hardie® Shingle embodies the enchanting look of cedar shingles with lower maintenance. You can create your perfect exterior style using Hardie® Shingle around your entire home, or place it in accent areas for an added boost of charm you'll love.

Better than the real thing, Hardie® Shingle resists rotting, curling, warping and splitting.



Hardie® Shingle



Staggered Edge Panel



Straight Edge Panel

Staggered Edge Panel	
Length	48 in
Height	15.25 in
Exposure	6 in
Prime Pcs/Pallet	100
ColorPlus® Pcs/Pallet	100
Sq/Pallet	2
Pcs/Sq.	50.0
Statement Collection™	•
Dream Collection™	•
Prime	•

Straight Edge Panel	
Length	48 in
Height	15.25 in
Exposure	7 in
Prime Pcs/Pallet	86
ColorPlus® Pcs/Pallet	86
Sq/Pallet	2
Pcs/Sq.	43.0
Statement Collection™	•
Dream Collection™	•
Prime	•

Designed for versatility and beautiful performance.

Hardie® Panel

Hardie® Panel delivers style and substance. When combined with Hardie® Trim Batten, it achieves the rustic board-and-batten look that defines your charming cottage or modern farmhouse. Its crisp, clean lines and ability to pair beautifully with other siding products make Hardie® Panel a smart choice for the home of your dreams.



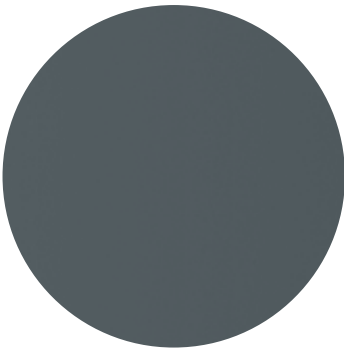
Hardie® Panel
Select Cedarmill®
Evening Blue

Hardie® Trim
Batten
Rustic Grain
Evening Blue

Hardie® Panel



Select Cedarmill®



Smooth



Stucco



Sierra 8

Select Cedarmill®, Smooth, Stucco & Sierra 8 Thickness 5/16 in

Size	4 ft x 8 ft	4 ft x 9 ft	4 ft x 10 ft
Prime Pcs/Pallet	50	50	50
ColorPlus® Pcs/Pallet	50	—	50
Pcs/Sq.	3.2	2.8	2.5

Select Cedarmill®

Size	4 ft x 8 ft	4 ft x 9 ft	4 ft x 10 ft
Statement Collection™			•
Dream Collection™	•		•
Prime	•	•	•

Smooth

Size	4 ft x 8 ft	4 ft x 9 ft	4 ft x 10 ft
Statement Collection™			•
Dream Collection™	•		•
Prime	•	•	•

Stucco

Size	4 ft x 8 ft	4 ft x 9 ft	4 ft x 10 ft
Statement Collection™			
Dream Collection™	•		•
Prime	•	•	•

Sierra 8

Size	4 ft x 8 ft	4 ft x 9 ft	4 ft x 10 ft
Statement Collection™			
Dream Collection™			
Prime	•	•	•

A finished look starts with beautiful trim.

Hardie® Trim

Form meets function at every intersection with Hardie® Trim boards. With an authentic look, Hardie® Trim boards provide design flexibility for columns, friezes, doors, windows and other accent areas.

With higher performance to withstand damage from the elements compared to wood trim, Hardie® Trim is the perfect option for a long-lasting home. Hardie® Trim is a low-maintenance and durable accent for your exterior — adding an extra component of beauty to your home.



Hardie® Trim



4/4 Roughsawn		Thickness .75 in		Length 12 ft boards	
Width		3.5 in	5.5 in	7.25 in	9.25 in 11.25 in
Prime Pcs/Pallet		312	208	156	104 104
ColorPlus® Pcs/Pallet		312	208	156	104 104
Statement Collection™	AW	AW	•	AW	AW
Dream Collection™	•	•	•	•	•
Prime	•	•	•	•	•

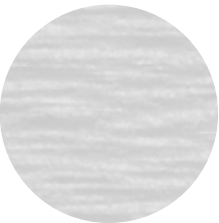
4/4 Smooth		Thickness .75 in		Length 12 ft boards	
Width		3.5 in	5.5 in	7.25 in	9.25 in 11.25 in
Prime Pcs/Pallet		312	208	156	104 104
ColorPlus® Pcs/Pallet		312	208	156	104 104
Statement Collection™	AW	AW	•	AW	AW
Dream Collection™	•	•	•	•	•
Prime	•	•	•	•	•

5/4 Roughsawn		Thickness 1 in		Length 12 ft boards		
Width	3.5 in	4.5 in	5.5 in	7.25 in	9.25 in	11.25 in
Prime Pcs/Pallet	240	200	160	120	80	80
ColorPlus® Pcs/Pallet	240	200	160	120	80	80
Statement Collection™	●		●	●	AW	AW
Dream Collection™	●	●	●	●	●	●
Prime	●	●	●	●	●	●

5/4 Smooth		Thickness 1 in			Length 12 ft boards	
Width	3.5 in	4.5 in	5.5 in	7.25 in	9.25 in	11.25 in
Prime Pcs/Pallet	240	200	160	120	80	80
ColorPlus® Pcs/Pallet	240	200	160	120	80	80
Statement Collection™	●		●	●	AW	●
Dream Collection™	●	●	●	●	●	●
Prime	●	●	●	●	●	●

Batten Boards

Thickness	.75 in
Length	12 ft
Width	2.5 in
Prime Pcs/Pallet	437
ColorPlus® Pcs/Pallet	190



Rustic Grain	
Statement Collection™	•
Dream Collection™	•
Prime	•



Smooth	
Statement Collection™	•
Dream Collection™	•
Prime	•

Protection in every detail, complete confidence in every area.

Hardie® Soffit

Every part of your home's exterior matters. With Hardie® Soffit panels, you can live confidently, knowing that gaps between eaves and exterior walls are covered to provide trusted protection.

DID YOU KNOW?

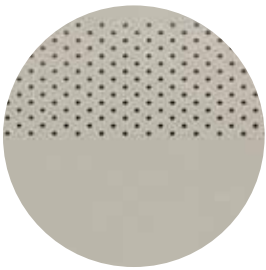
Using vented soffit improves ventilation and reduces the chance of water-vapor condensation that can promote mold, mildew and stains and which can damage your home's framing over time.

In warm climates, vented soffit allows hot, humid air to escape, which not only helps prevent condensation in the attic, but also helps reduce air-conditioning costs.

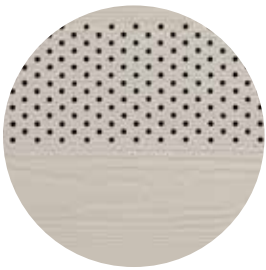
In cool climates, vented soffit helps prevent condensation from forming on the interior side of the roof sheathing and reduces the chances of roof-damaging ice dams.



Hardie® Soffit



Vented
Smooth



Vented
Select Cedarmill®



Non-Vented
Smooth



Non-Vented
Select Cedarmill®

Thickness 1/4 in				
Length	12 ft	12 ft	8 ft	8 ft
Width	12 in	16 in	24 in	48 in
Prime Pcs/Pallet	200	150	100	50
ColorPlus® Pcs/Pallet	216	156	108	—

Vented Smooth

Size	12 ft x 12 in	12 ft x 16 in	8 ft x 24 in
Statement Collection™			
Dream Collection™	•	•	•
Prime	•	•	•

Vented Select Cedarmill®

Size	12 ft x 12 in	12 ft x 16 in	8 ft x 24 in
Statement Collection™	•		
Dream Collection™	•	•	•
Prime	•	•	•

Non-Vented Smooth

Size	12 ft x 12 in	12 ft x 16 in	8 ft x 24 in
Statement Collection™			
Dream Collection™	•	•	•
Prime	•	•	•

Non-Vented Select Cedarmill®

Size	12 ft x 12 in	12 ft x 16 in	8 ft x 24 in
Statement Collection™	•		
Dream Collection™	•	•	•
Prime	•	•	•

Complete Exterior
by James Hardie™

Confidence and
beauty all around.

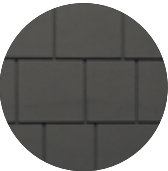


Scan code to visualize
Hardie® products on
your home.



Top to bottom, our exterior product line is defined by high performance, aesthetics and design options.

With a Complete Exterior by James Hardie™, you can bring your dream home to life without having to choose between protection and long-lasting beauty. Using products from a single, trusted manufacturer that offers exceptional warranties, you'll have complete peace of mind, so you can sit back, relax and enjoy your home's exterior.



Hardie® Shingle



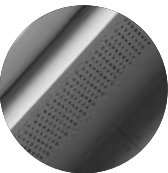
Hardie® Panel &
Hardie® Trim Batten



Hardie® Plank



Hardie® Trim Boards



Hardie® Soffit

**Durability
you can trust.**

**Protection
you can feel.**



Tougher than the elements.



Fire

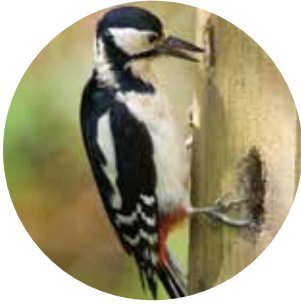
A home’s exterior is its first line of defense against extreme weather and fire. Prepare your home for the unpredictable with siding that is non-combustible, won’t burn and is recognized by fire departments nationwide.*

- Listed for use in wildfire-prone Wilderness Urban Interface (WUI) zones in the western US.

Cal-Fire Compliant



*Hardie® siding complies with ASTM E136 as a noncombustible cladding and is recognized by fire departments across the U.S. including Marietta, GA, Flagstaff, AZ and Orange County, CA. Fiber cement fire resistance does not extend to applied paints or coatings, which may be damaged or char when exposed to flames.



Pests

Mother Nature’s creatures can wreak havoc on wood-based siding. It can be pecked by birds or damaged by termites or other pests. Hardie® fiber cement holds no appeal for these critters, saving you the maintenance hassle.



Mother Nature

Your siding is exposed to Mother Nature all day, every day. You deserve to feel confident that it can hold its own throughout it all — from the changing seasons to extreme weather.

- FEMA Class 5 flood damage resistance (highest rating)
- Rated for use in High Velocity Hurricane zones by Miami-Dade County, Florida



Water Resistant

From rain to ice to snow, Mother Nature’s precipitation patterns leave wood exteriors at risk to cracking, swelling and warping. Take shelter from the storm knowing that your siding is built to resist water damage.



Time

ColorPlus® Technology finishes provide a durable finish that helps resist fading and discoloration that other paint applications may see more quickly over time, so your exterior can keep its good looks longer.

Exterior solutions inspired by nature and designed to help protect your home from it.

Hardie™ Zone System

Only Hardie® fiber cement exterior products are Engineered for Climate®, designed specifically with your climate zone in mind for optimal performance. In the northern USA and Canada, HZ5® products resist shrinking, swelling and cracking in wet or freezing conditions. HZ10® products help protect homes from hot, humid conditions, blistering sun and more.

With Hardie® siding and trim, your home's exterior will be as tough as it is beautiful.



The highest-quality materials for your highest satisfaction.

Unique Formulation HZ5® Substrate

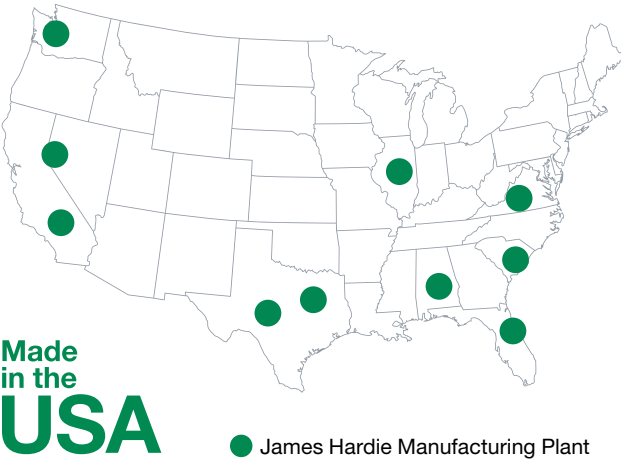
Not all fiber cement is the same. The Hardie® HZ5® product formulation contains the highest-quality raw materials. Our unique formulation, combined with innovative product design and manufacturing processes, creates a substrate that is specifically engineered to resist moisture, cracking, shrinking and swelling, for increased durability and workability.

Proprietary enhancements create durable Hardie® siding

Perfect balance of strength and workability
Our balance of high-quality Portland cement, sand and cellulose fiber delivers the best combination of strength and workability.

Enhanced moisture resistance for unmatched durability
Patented and proprietary additives are chemically bonded within the HZ5® substrate matrix to provide durable moisture resistance. In addition, Hardie® Plank in HZ5® substrates come with a drip edge to provide improved water management.

Increased dimensional stability
Our siding is engineered at the microscopic level to create a fiber cement composite with superior dimensional stability that helps protect against shrinking and splitting.



Unmatched investment in manufacturing scale and production innovation

- Largest manufacturer of fiber cement in North America
- 5x more capacity than our largest competitor
- More than 100 process and product quality checks
- 100+ scientists and engineers providing dedicated resources for continuous innovation in manufacturing and product development
- More U.S. fiber cement patents than any competitor

Building sustainable communities.

Sustainability is built into our DNA.

At James Hardie, our business is about building better communities that have a lower impact on our environment and are built to last. We operate with a global mindset and at the same time take great care in how our business affects households, our James Hardie community, the local communities in which we live and operate, and across the largest shared community of all, our global ecosystem. Building sustainable communities is at the forefront of our strategy and integral to our success.



Scan code to find out more about our sustainability efforts.



Adding value to our communities

We recognize our ability to impact the communities in which we live and work. While maintaining a global mindset, we put great care into how our business affects local communities. We contribute by sourcing, employing, delivering and giving locally.

Creating an impact

We invest in the local community and aim to locate the plants close to suppliers, customers and potential new employees, as well as sustainable transportation opportunities.

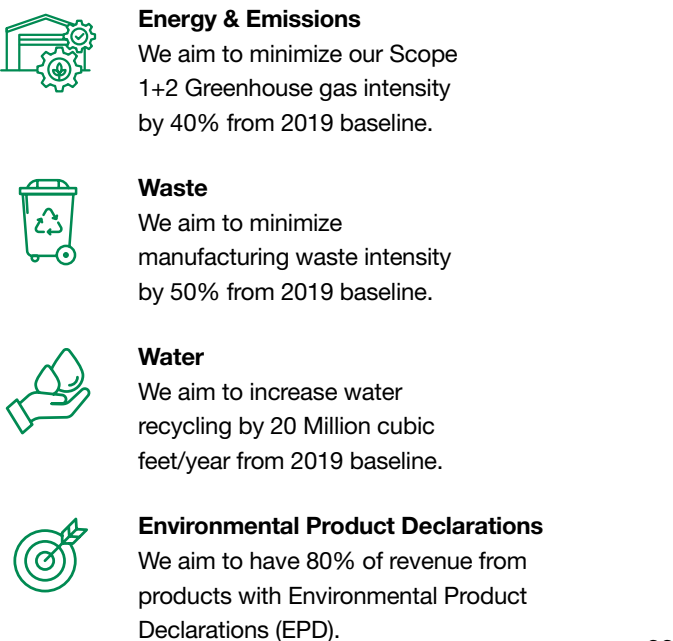


*Above statistics are the James Hardie impact from fiscal year 2022.

The right kind of impact

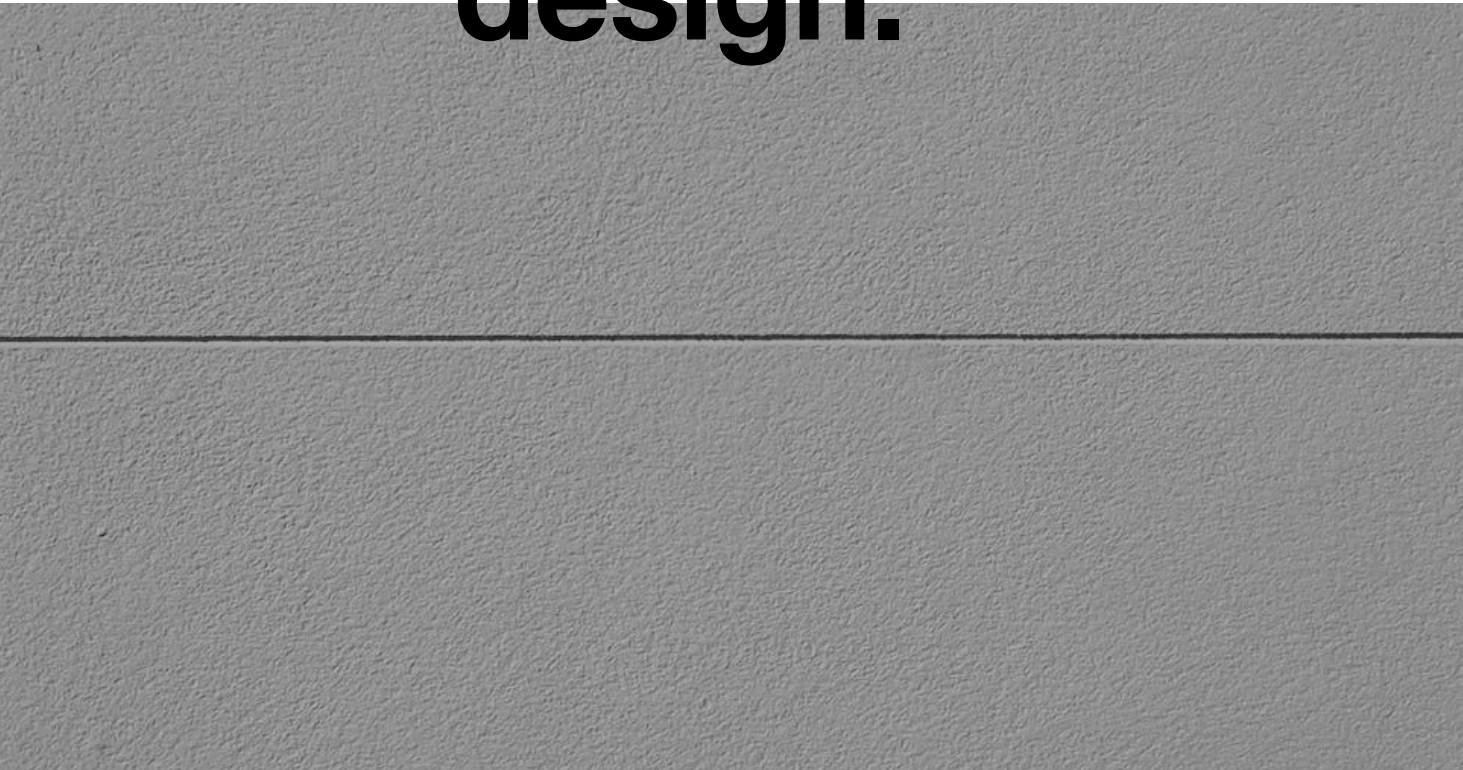
Having a sustainable impact means minimizing our impact on the environment while supporting resilient local communities. We are committed to minimizing our environmental impact, prioritizing the management of waste, water, energy and emissions.

2030 goals





**Long-lasting
beauty by
design.**



Beauty begins with a finish that lasts.

Hardie® Shingle Straight Edge Panel
Eden Green

Hardie® Trim Smooth
Arctic White

ColorPlus® Technology

ColorPlus® Technology finishes are fully cured on our boards in a controlled factory environment and arrive at your home ready for installation year-round. With prefinished color products, you'll have peace of mind, knowing you'll have a more consistent color and finish that doesn't depend on good weather.

With over 700 colors available, ColorPlus® Technology finishes offer endless design possibilities and help keep your home looking beautiful longer.



Finishing Technology

Primer

A quality primer is the first step to ensuring that the paint color you select expresses your home's true beauty now – and for years to come. Our distinctive primer is climate tested and engineered to enhance the performance of paint on Hardie® fiber cement exterior solutions. It helps to provide consistent, long-lasting paint adhesion, even in the most demanding conditions.

ColorPlus® Technology

Our advanced ColorPlus® Technology finishes deliver the ultimate in aesthetics and performance. Our products aren't simply painted at the factory. Our proprietary coatings are baked onto the board, creating a vibrant, consistent finish that performs better, lasts longer and looks brighter on your home.



Exceptional finish adhesion

Our proprietary coatings are engineered for exceptional adhesion to our substrate and applied to the surface, edges and features for durable performance.



Superior color retention

The finish is cured onto boards for a stronger bond, which allows for exceptional resistance to cracking, peeling and chipping.



Superior UV resistance

ColorPlus® Technology finishes are engineered to retain vibrancy and reduce fade or discoloration from UV rays.

Unparalleled beauty with unparalleled performance.

See the James Hardie difference

James Hardie invented modern fiber cement. Trusted by homeowners on over 10 million homes*, we continue to set the standard in premium, high-performance exterior cladding. Our products deliver uncompromising durability and finish quality for a beautiful, lower maintenance exterior.

Our unrivaled investment in R&D and constant innovations in product design, manufacturing and distribution allow us to remain steps ahead of the competition. With the support of our employees and partners, and with our exceptional warranties, we're committed to helping protect your home and investment every step of the way.



*Estimate based on total Hardie® siding sales through 2022 and average housing unit size.



Hardie® Soffit
Non-Vented
Smooth
Arctic White

Hardie® Plank
Select Cedarmill®
Timber Bark

Hardie® Trim
Smooth
Arctic White

Warranty — for peace of mind

Help protect your home with North America’s #1 brand of siding, backed by exceptional warranties. Unlike other brands, James Hardie doesn’t prorate our siding and trim substrate warranty coverage. We stand 100% behind our siding for 30 years and our trim for 15 years.

- Hardie® siding and soffit products come with a 30-year non-prorated limited substrate warranty.
- Hardie® trim products come with a 15-year non-prorated limited substrate warranty.
- ColorPlus® Technology finishes come with a 15-year prorated limited finish warranty.

Non-Prorated Siding Substrate Warranty Coverage by James Hardie



Year
10



Year
20



Year
30

Endorsements — a reputation built on trust

For decades, our fiber cement products have been used to create better places to live. Each new home stands as a testament to our uncompromising quality. That proven track record has earned us the loyalty of millions of homeowners and the endorsements of trusted authorities across the building industry.



Featured on
Magnolia Network’s Fixer Upper:
Welcome Home 2021



Featured on
HGTV’s
Urban Oasis 2022

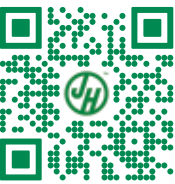


Green Builder Magazine
Readers’ Choice,
“Most Sustainable Product” 2020

Make your home stand up and stand out.

#1 Return on Investment*

Re-siding with fiber cement siding provides the #1 return on investment of any major exterior remodeling projects.



Scan code to
view the
Cost vs.
Value Report.



*Remodeling magazine 2021 Cost vs Value Report, national data for exterior home replacement projects over \$15,000. © 2021 Hanley Wood, LLC. Complete data from the Remodeling 2021.

FOR THE PROS

Protection that performs at every layer.

Hardie™ Weather Barrier

No exterior cladding can prevent 100% of water intrusion. Your home should have an additional line of defense. Hardie™ Weather Barrier provides a superior balance of water resistance and breathability, keeping the area within the wall drier. This helps prevent moisture accumulation that may lead to mold and mildew growth.



INSTALLATION ADVANTAGES

- Thicker, more durable material for easier, quicker installation
- Superior tear resistance helps prevent water infiltration
- Can be installed with staples in place of cap nails for cost savings
- Provides a higher level of performance, no matter what type of cladding you specify

Weather Barrier

Thickness	11 mil		
Length	100 ft	100 ft	150 ft
Width	3 ft	9 ft	9 ft

Flex Flashing

Thickness	60 mil	
Length	75 ft	75 ft
Width	6 in	9 in

Pro-Flashing

Thickness	20 mil		
Length	75 ft	75 ft	75 ft
Width	4 in	6 in	9 in

Seam Tape

Thickness	3.2 mil	
Length	164 ft	
Width	1-7/8 in	

Installation Done Right

INSTALLATION ACCESSORIES

Hardie™ Blade Saw Blades

Manufactured by Diablo, the Hardie™ Blade saw blade is designed specifically to cut fiber cement products and is the only saw blade James Hardie recommends. The blade creates clean, precise cuts while helping to reduce the amount of airborne dust produced.



PacTool® Gecko Gauge

The PacTool® Gecko Gauge is designed to improve the installation experience, allowing one person to hang Hardie® Plank lap siding during installation. Studies suggest the Gecko Gauge can improve the speed of solo installation by 30%.



Finishing Touches

COLORPLUS® TECHNOLOGY ACCESSORIES

Touch-Up Kits

Specially formulated to match ColorPlus® Technology finishes, our touch-up kits offer resistance to aging, color change and chalking. Estimated one kit per 4,000 sq ft of siding or 1,600 sq ft of trim.



Color-Matched Caulk

OSI® QUAD® MAX sealant offers a high-performance sealant solution to color match Statement Collection™ products.* About 18–20 linear feet per tube. Refer to packaging for manufacturer's recommendations.

*For matching Dream Collection™ products, contact your local James Hardie representative.

TRIM ACCESSORIES

Flat Tabs

Eliminate face nails and improve the aesthetic of trim applications around windows, doors and band boards.

Corner Tabs

Use corner tabs to eliminate face nail holes that would detract from the finished look of corner trim installations.



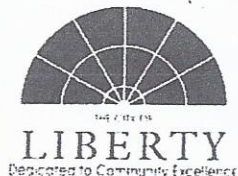
Scan code to view install and technical documents.



#MyHardieHome | 1.888.542.7343 | jameshardie.com



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CERTIFICATE OF APPROPRIATENESS APPLICATION

Case No. _____

Date: _____

- ☐ New Application
☐ Amended Application
☐ After-the-Fact Application

APPLICANT INFORMATION

Name: CADSTON? HOMES, LLC / KEN PERSONETTEMailing Address: 1215 LINCOLN ROADDaytime Phone #: 816-935-1525 Other Phone #: _____E-mail: kenpersonette@msn.com

PROJECT INFORMATION

Project Address: 462 E KANSAS STProperty Owner: CADSTON? HOMES, LLCDistrict: ☒ Jewell ☐ Lightburne ☐ Dougherty ☐ Prospect Heights ☐ Liberty Square ☐ LandmarkThis application is for: (check ☒ all that apply)

<input checked="" type="checkbox"/> Staff Review	<input checked="" type="checkbox"/> HDRC Review
<input type="checkbox"/> In-kind repairs with no appearance change	<input type="checkbox"/> Sign / Awning
<input checked="" type="checkbox"/> Driveways, sidewalks, landscaping features	<input type="checkbox"/> Fence
<input type="checkbox"/> Removal of non-historic materials	<input type="checkbox"/> Addition / Alteration
<input type="checkbox"/> Renewal of expired CoA without change to the original approval	<input type="checkbox"/> New Construction
<input type="checkbox"/> All other changes that do not require a building permit	<input type="checkbox"/> Demolition
<input type="checkbox"/> Emergency construction to abate a hazardous condition	<input checked="" type="checkbox"/> Other: <u>Garage Conversion</u>

DETAILED PROJECT DESCRIPTION (Please attach additional pages as necessary)

THE STATE HISTORIC PRESERVATION OFFICE DETERMINED THAT THE GARAGE TREATMENT AS PROPOSED DOES NOT MEET THE SECRETARY OF THE INTERIOR'S STANDARDS FOR RENOVATION. THEY WILL APPROVE THE GARAGE ENTRANCE ON THE GARAGE SIDE BUT NO OTHER ALTERATION TO THE ROOF AND SIDEWALLS. DRIVE TO UTILIZE EXISTING CURBS CUT AND WILL ABUT PROPERTY LINE, WHICH WILL AVOID EXISTING POWER POLES.

I hereby certify with my signature that I have read and understand the information provided in this application, and that all information provided by me is accurate, and completed as required by this application and the City Code.

APPLICANT'S SIGNATURE

DATE

State HTC Application 462 E Kansas Street, Liberty MO, SHPO # 2021-099 request for information

Morris, Jacob <Jacob.Morris@dnr.mo.gov>

Fri 5/27/2022 1:37 PM

To: 'KEN PERSONETT' <kenpersonett@msn.com>

Ken Personett, Capstone Homes, LLC
1215 Linden Rd.
Liberty MO 64068

Re: Missouri Historic Preservation Tax Credit Application Part 1
462 E Kansas Street, Liberty MO
SHPO Log # 2021-099

Following review of the referenced property it has been determined the following items must be addressed to complete the review and approval of the application. All tax credit projects are evaluated for meeting the Secretary of the Interior's Standards for Rehabilitation which can be found at <https://www.nps.gov/tps/standards/rehabilitation.htm>.

1. The proposed garage treatment as described does not meet the Standards. Historic documentation and physical characteristics indicate that the portion of the house proposed for garage conversion dates from the construction of the house, and may possibly have been constructed before the house. It was then attached to the main house at a later date. Please submit an amendment with an alternate treatment that is consistent with the Standards. This does not preclude an attached or unattached garage or carport on the property, provided they are designed in a manner that meets the Standards. A few resources to guide design for alternatives are as follows:
<https://www.nps.gov/tps/standards/applying-rehabilitation/successful-rehab/additions.htm>
<https://www.nps.gov/tps/standards/applying-rehabilitation/successful-rehab/new-construction.htm>
<https://www.nps.gov/tps/standards/applying-rehabilitation/its-bulletins/ITS37-Houses-RearAdditions.pdf>
<https://www.nps.gov/tps/how-to-preserve/briefs/14-exterior-additions.htm>

When providing additional information for the above items, submit the response through the Department of Economic Development (DED) electronic filing system, Submittable. Contact the DED at 573-522-3478 or dustin.burcham@ded.mo.gov and make a request for a Historic Tax Credit Amendment - Scope of Work - FY22 and After. Please let me know by email once it is submitted.

A response should be received within 30 business days from the date of this email, July 8 2022 . At that time the application will be forwarded to the Department of Economic Development with a recommendation based on the information in the file at that time.

If you have chosen to no longer proceed with the application for this project, you, as the applicant, must send an email or letter to SHPO and DED stating withdrawal of the application. Be sure to include:

- The type of application you intend to withdraw
- Full property address
- Your statement of withdrawal
- Your signature and title

Correspondence for SHPO should be sent to:

**Missouri Department of Natural Resources
State Historic Preservation Office
Attn: Architectural Preservation Services**

21-020J AMENDED 462 E KANSAS
DRIVEWAY

P.O. Box 176
Jefferson City, MO 65102-0176

Should you have question or comment contact me at jacob.morris@dnr.mo.gov or 573-751-7800.

Jacob Morris PHD ARCHITECTURAL HISTORIAN

STATE HISTORIC PRESERVATION OFFICE | DIVISION OF STATE PARKS | MISSOURI DNR

P O BOX 176 JEFFERSON CITY MO 65102
573 751 7800
jacob.morris@dnr.mo.gov

SHPO homepage: mostateparks.com/SHPO

DNR Client Satisfaction Survey: <https://www.surveymonkey.com/r/MoDNRsurvey>.

Important: The Missouri Department of Economic Development (DED) only accepts state historic tax credit applications through the online portal, Submittable. For information regarding this process, please reference DED's Submittable FAQ, located at <https://ded2.mo.gov/media/pdf/htc-submittable-faq>. For further questions, contact DED at 573-522-8004 or redvelopment@DED.mo.gov. Federal applications should be sent directly to the State Historic Preservation Office (SHPO) (<https://www.nps.gov/tps/tax-incentives/application.htm>).

RE: State HTC Application 462 E Kansas Street, Liberty MO, SHPO # 2021-099 request for information

Morris, Jacob <Jacob.Morris@dnr.mo.gov>

Thu 6/9/2022 9:24 AM

To: 'KEN PERSONETT' <kenpersonett@msn.com>

RE: State HTC Application 462 E Kansas Street, Liberty MO, SHPO # 2021-099 request for information

Ken,

After discussion, the proposed garage conversion could be consistent with the standards in this case provided the garage entrance was on the gable side (and the door was historically compatible), but the rest of the envelope, such as the roof and the sidewalls would appear the same as they currently do. To re-phrase, if the garage conversion could be accomplished without any visible changes to the exterior except for the garage door, then it could be consistent with the standards. If you would like to discuss specifics, and the language to use in the amendment, just let me know and we can schedule a meeting.

Thanks,

Jacob Morris PHD ARCHITECTURAL HISTORIAN

STATE HISTORIC PRESERVATION OFFICE | DIVISION OF STATE PARKS | MISSOURI DNR

P O BOX 176 JEFFERSON CITY MO 65102

573 751 7800

jacob.morris@dnr.mo.gov

SHPO homepage: mostateparks.com/SHPO

DNR Client Satisfaction Survey: <https://www.surveymonkey.com/r/MoDNRsurvey>.

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From: Morris, Jacob

Sent: Tuesday, May 31, 2022 11:43 AM

To: 'KEN PERSONETT' <kenpersonett@msn.com>

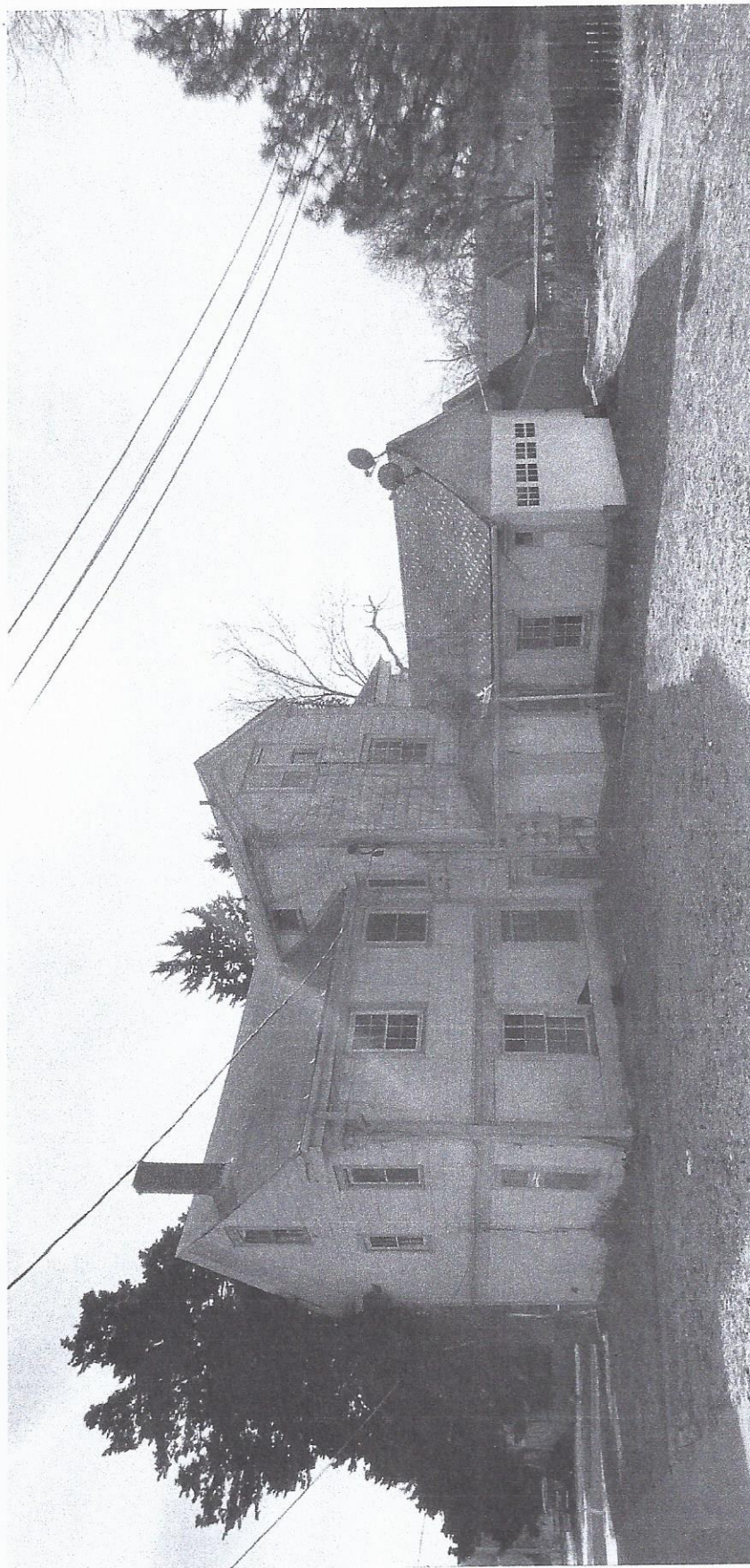
Subject: RE: State HTC Application 462 E Kansas Street, Liberty MO, SHPO # 2021-099 request for information

Ken,

Thanks for providing the alternative proposal. I will get assessments from my colleagues and see what amount of change will be consistent with the standards. Andrea will be in this coming Monday.

Thanks,

21-020J AMENDED 462 E KANSAS
DRIVEWAY



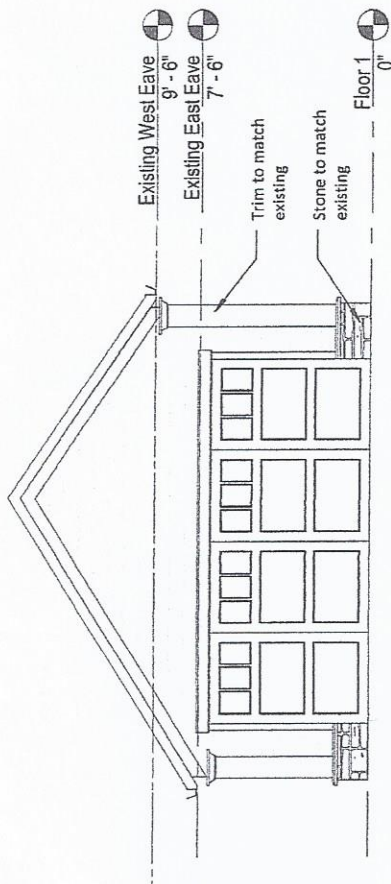
View From Northeast

One Double Door

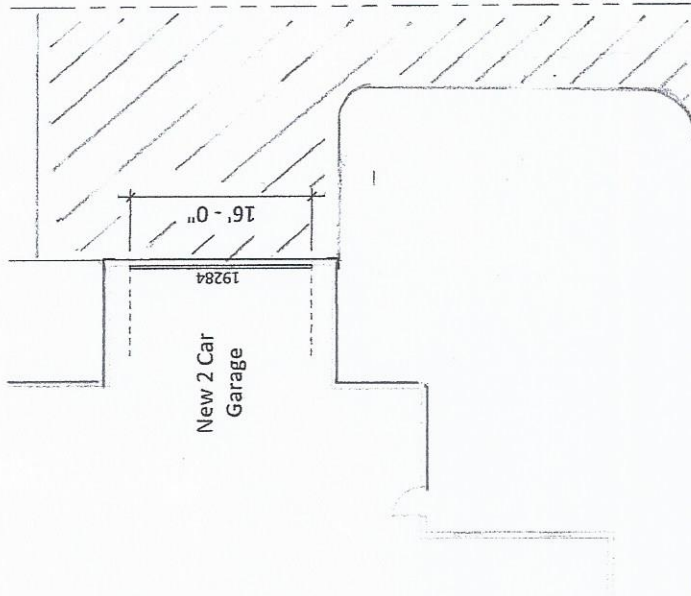
11 August 2022

462 E Kansas Street





1 - North Elevation



North Jewel Street

Site Plan

Scale: 3/32" = 1'-0"



Scale: 1/8" = 1'-0"

0 2 4 8'

One Double Door

11 August 2022

462 E Kansas Street



DATE: 11/2/2021

ADDITION, a subdivision of land in the City of Liberty, Clay County, Missouri.

